



**South
Derbyshire**
District Council
Community &
Planning Services



INVESTOR IN PEOPLE

Local Development Framework

SA

Sustainability Appraisal Modifications Update

Local Plan Part 1

**Main
Report**

May 2016



South Derbyshire Changing for the better

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1.1 SECTION 1: BACKGROUND

The parts of the SEA Directive Requirements considered in the section:

The Environmental (Sustainability) Report should provide information on:
 “an outline of the contents, main objectives of the plan and programme”;
 “A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) in compiling the report”

1.1.1 This document is called a Sustainability Appraisal Report (sometimes called an Environmental Report). It is a key output of the Sustainability Appraisal and Strategic Environmental Assessment (SEA) processes. It presents information on the social, environmental and economic effects of implementing the South Derbyshire Part 1 Local Plan (hereafter referred as the Local Plan) and the appraisal methodology adopted to identify these effects.

1.1.2 This report has been produced to meet the reporting requirements of both the Strategic Environmental Assessment and the Sustainability Appraisal processes and will be updated to reflect any changes to the Part 1 Local Plan as it moves towards adoption.

1.2 THE DEVELOPMENT PLAN PROCESS

1.2.1 The planning system provides a framework for managing the development and use of land. A key element of this system is the preparation of development plans, which establish where and what type of development might take place, and provides the basis for the consideration of planning applications.

1.2.2 Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act requires that the District Council prepare a Development Plan to manage growth across the District. The Local Plan will replace the existing South Derbyshire Local Plan adopted in 1998.

1.3 THE PART 1 LOCAL PLAN

1.3.1 The Local Plan will establish a long-term strategy (to 2028) to manage development, provide services, deliver infrastructure and create sustainable communities. It comprises the spatial vision and objectives, a spatial strategy (setting out how much growth is required and where strategic growth will be located), core policies to inform the detailed design of new development and information on the policies in the adopted local plan this document will will supercede. Its effectiveness will be monitored through the Council’s Monitoring Report. This Plan will also make an allowance for 600 homes which will be met on smaller sites to be defined through a later Part 2 Local Plan. The Plan is comprised of a total of nine sections as follows:

Table 1.1 Contents of the Plan

Section Number	Section Title	Included in this section
1	Introduction	Information about the Plan and how it will be used, the Local Plan Process and the evidence that has informed plan preparation together with information concerning National Planning Policy and the Derby Housing Market Area
2	A Portrait of South Derbyshire	A description of the character of South Derbyshire
3	Vision and Local Plan Objectives	A description of Key Issues in South Derbyshire, A vision of what the Plan will seek to achieve (set out in full below) and the Strategic Objectives which have been identified to help deliver the vision (also set out below).
4	A Plan for Growth	Strategic Policies (8 in total) which specifies the strategy for growth in South Derbyshire. Policies include Housing and employment need, a policy supporting a presumption in favour of sustainable growth, sustainable access, retail and green belt.
5	Housing	Policies associated with housing delivery including a settlement hierarchy to steer large scale growth to appropriate locations and policies to ensure the delivery of a mix of housing, support affordable housing delivery and sites for gypsies and travellers. Includes 17 strategic housing allocations spread

		through out the district.
6	Employment and the Economy	Policies include strategic employment allocations as well as policies to support other industrial and business development away from allocations, and policy to guide development on or adjacent to existing employment sites. This section also includes policies to support the long term delivery/ safeguarding of sites around Dove Valley Park and to the south of the Global Technology Cluster (Infinity Park) in Derby City and secure the regeneration of the Woodville Regeneration Area.
7	Sustainable Development	Includes policies to ensure development contributes towards the delivery of sustainable development including Amenity and environmental quality, flood risk and water quality, contaminated land, minerals safeguarding and sustainable energy.
8	Built and Natural Environment	Includes policies in respect of securing high quality developments and environments associated with new development. Specific policies on Design excellence, The preservation of heritage assets, biodiversity and landscape character and local distinctiveness.
9	Infrastructure	Sets out policies to ensure that new development is supported by appropriate infrastructure including policies on developer contributions, sustainable transport, transport infrastructure improvements schemes, strategic rail freight, East Midlands Airport, community facilities, Green Infrastructure, National Forest Planting, open space and sports provision and tourism development.

1.4 LOCAL PLAN VISION

The vision for South Derbyshire is one of sustainable growth, renewal and opportunity. By 2028, the economy will have grown with a more diverse business environment supported by a more skilled workforce. Local communities will be healthy and inclusive and will have access to a range of jobs, housing, education, health, shops, services, facilities and green space by a choice of travel options including public transport and other non-car modes. Climate change and adaptation will lie at the heart of our strategy and residents and businesses will be supported to make efficient use of resources and cope with the effects of climate change which are already anticipated- such as reduced water availability and increased flooding.

The strategy for growth will have delivered at least an additional 12,618 homes over the plan period and ensured the District's housing stock is better aligned to the needs of – and available to - everyone, irrespective of their stage of life, income or circumstances. The countryside, rivers, green spaces and networks which connect them, together with the districts cultural and heritage assets will have been protected and enhanced and the quality and diversity of the District's wildlife habitats will have been improved. New development will reflect and reinforce the District's many distinct landscapes and will protect the integrity of our most sensitive wildlife sites, landscapes and heritage assets. South Derbyshire will have continued to be a major ingredient in the success of the National Forest and the District will have become an increasingly important tourist destination in the region.

To accommodate growth, brownfield land and disused buildings will be bought 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 infrastructure improvements.

Similarly, as South Derbyshire's principal settlement, Swadlincote will have expanded to the south, east and west, to cater for the needs of South Derbyshire's growing population and cementing the economic and commercial role of the town. The design of all major residential urban extensions will have been shaped by local people and comprehensively designed to provide the highest possible quality living environments being sustainable, prosperous, safe, clean and energy efficient. A culture of good design will also have become established for all developments in the District.

Swadlincote will have become firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will have been

achieved through new development within and around the town and improved connections to the wider road network. In particular, substantial investment in leisure and civic facilities will have been developed to support the town's enhanced role as a major shopping and recreation destination. These developments will have complemented successful actions for encouraging investment into, and better management of, Swadlincote Town Centre – guided by a dedicated Vision and Strategy. Such measures will have included the completion of public realm improvements, supporting business development, developing the outdoor market and hosting major events.

Major urban renewal will also have taken place in the wider Swadlincote urban area with the reclamation and re-development of underused and derelict brownfield land south of Woodville. The environment and job opportunities in the area will have been significantly enhanced through the construction of the Woodville Regeneration Route bypassing - and providing relief from traffic congestion at - the Clock Roundabout, opening up land for development and providing better links between Swadlincote and the A42 to the east.

Substantial housing and/or economic growth, facilities and infrastructure will also have been delivered in the key villages of Hatton and Hilton to meet the particular needs of those communities. This will have supported and balanced the significant expansion of employment in Hatton whilst providing some HGV traffic relief and potentially providing the first phase of a Hatton Bypass in the much longer term if needed. Similarly, substantial new provision of local infrastructure will have taken place at Hilton which may have been enabled through a measure of house-building and/or other development.

The vitality and viability of Melbourne town centre will also have been sustained through a combination of careful control over land uses in the core shopping area and more widely through enhanced leisure and cultural facilities.

Meanwhile, sustainable living and working environments throughout the remainder of the villages and other rural parts of the district will have been maintained and through local scale development in keeping with their size, role and character. In tandem, the rich heritage, historic assets and distinctive character of our towns, villages and hamlets will continue to have been respected and enhanced.

1.5 LOCAL PLAN (PART 1) OBJECTIVES

1. To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.
2. To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities
3. To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources
4. To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities
5. To ensure our communities can be safe, clean, vibrant, active and healthy

6. To ensure sustainable, living and working urban and rural communities
7. To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.
8. To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities
9. To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District
10. To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.
11. To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations
12. To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure
13. To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA

1.6 RELATIONSHIP WITH OTHER PLANS AND PROGRAMMES

- 1.6.1 The Part 1 Plan will form part of the overall development plan which will guide new housing and employment delivery up to 2028. The Part 1 Local Plan will be augmented by a Part 2 Local Plan which will outline the location of local scale growth, review the boundaries of settlements, town/village centre boundaries as well as set out further, more detailed, planning policies to guide the detailed design and layout of new development.
- 1.6.2 All elements of the South Derbyshire Local Plan will work in combination with local plans being proposed in Amber Valley and Derby City to meet the growth requirements within the Derby Housing Market Area. Other than unmet need for Derby City, the plan does not make provision for meeting housing or other development needs in other surrounding authorities including North West Leicestershire and East Staffordshire, both of which are meeting in full their objectively assessed need. Nonetheless strategic development in South Derbyshire close to the boundaries of these authorities (for example around Drakelow Park and Woodville) could increase pressure on local infrastructure outside of the district and to this end we have engaged with neighbouring authorities, including through meetings on our respective plans.
- 1.6.3 The Plan will also include a range of policies and proposals to deliver other sub regional projects or programmes. For example Joint working with East Staffordshire Borough Council, North West Leicestershire District Council and other local Government Authorities and the National Forest Company in respect of delivering the National Forest project, and cooperation with Lichfield District Council and North West Leicestershire and other statutory bodies (which have produced their own strategies) in respect of tackling water pollution within the River Mease Catchment.

1.6.4 In addition the policies included in the plan will in many instances help to deliver the objectives identified in non land use related plans (see Table 3.1 for a full list of plans reviewed by the Council). For example policies in the plan to ensure the efficient use of water in new development could help local water companies manage water resources and help achieve many of the objectives set out in their water resource management plans. More detailed information on the relationship and synergies between policies set out in the plan and other policies and programmes is set out in the policy appraisal at Chapter 7.

1.7 DELIVERING SUSTAINABLE DEVELOPMENT

1.7.1 In producing the Local Plan (Part 1) we are committed to the promotion of sustainable development. The Brundtland Report released by the World Commission on the Environment and Development defined sustainable development as:

1.7.2 *“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.*

1.7.3 The key priorities for delivering sustainable development are set out in the UK Government’s Sustainable Development Strategy (*Securing the Future*) published in March 2005. These are:

- Sustainable Consumption and Production
- Sustainable Communities
- Natural Resource Protection and Environmental Enhancement
- Climate Change and Energy.

1.7.4 The concept of sustainability lies at the heart of the Planning Process. The National Planning Policy Framework states that *‘At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking’*. In order ensure that the Local Plan is ‘sustainable’ we are required to carry out two distinct, but complementary processes. These processes are called Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). These two processes are considered in more detail below.

1.8 STRATEGIC ENVIRONMENTAL ASSESSEMENT

1.8.1 The European Directive 2001/42/EC enacted in England under the Environmental Assessment of Plans and Programmes Regulations (2004) requires a Strategic Environmental Assessment (SEA) to be completed on all parts of the LDF with the exception of the Local Development Scheme (LDS), and Statement of Community Involvement (SCI).

1.8.2 The purpose of Strategic Environmental Assessment is to *“provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.”* (2001/42/EC Article 1). Put simply the SEA process requires that in preparing the Local Plan we consider its likely effects a broad range of issues such as *biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archeological heritage and landscape* (2001/42/EC annex 1) and determine whether negative effects of implementing the Local Plan can be improved and positive effects enhanced.

1.8.3 By ensuring that Local Planning Authorities consider these issues in detail, the SEA Directive seeks to ensure that environmental considerations are fully integrated in the

preparation and adoption of plans and programmes which are likely to have a significant effect on the environment.

1.9 SUSTAINABILITY APPRAISAL

1.9.1 Whilst SEA focuses upon environmental issues, Sustainability Appraisal (SA) widens the approach to include social and economic issues. The purpose of Sustainability Appraisal is to ensure that the principles of sustainable development are taken fully into account when preparing the Local Development Framework. In preparing all Local Development Documents that will be included within the Local Development Framework Section 19 (5) of the *Planning and Compulsory Purchase Act (2004)* requires that we:

- (a) Carry out an appraisal of the sustainability of the proposals in each document;
- (b) Prepare a report of the findings of the appraisal

1.10 THE COMBINED PROCESS

1.10.1 In England, the requirements for Sustainability Appraisal and Strategic Environmental Assessment have been integrated into a combined 'Sustainability Appraisal'. This combined process is designed to extend the ambit and rigor of the SEA process to include other pillars of sustainability, namely social and economic assessment.

1.10.2 The combined Sustainability Appraisal process seeks to ensure that all relevant Local Development Framework documents are subject to appraisal before they are adopted in order that the environmental, social and economic effects of each plan can be adequately tested and modified prior to adoption.

1.10.3 However it is important to emphasise that the Part 1 Local Plan is strategic in nature. Even the allocation of sites should be considered a strategic undertaking, i.e. a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process and where relevant Environmental Impact Assessment process). The strategic nature of the plan is reflected in the scope of the SA.

1.11 HABITAT REGULATIONS ASSESSMENT

1.11.1 In addition to the SEA and SA we are also required to undertake a separate form of assessment under the Conservation of Habitats and Species Regulations (2010). This assessment known as Habitat Regulations Assessment is required to ensure that:

- A Strategy or Plan either alone or in combination with other plans or projects, would not have a significant effect on a European site, and Where the plan being produced is not directly connected with the management of the site for nature conservation.

1.11.2 Where the Plan could affect a European site the Council is required to undertake and 'Appropriate Assessment'. European sites referred to include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). Within South Derbyshire there is one Special Area of Conservation; the River Mease SAC. There are a number of other SACs and SPA located in surrounding districts and boroughs.

1.11.3 The Local Plan has been subject to a screening assessment by the planning team to help identify which European Sites could be affected by the proposals included within it. The results of the screening report have been published on the Districts Councils [website](#).

1.11.4 Put simply, however, the conclusions from the Habitats Regulation Screening Assessment are:

- There is no likely significant impact on any SPAs or SACs located outside of the District as a result of implementing the Local Plan.
- There is no potential for growth earmarked within the Local Plan to increase foul water flows to waste water treatment works within the Mease SAC catchment.
- There is no potential for growth earmarked within the Local Plan to increase diffuse water pollution within the River Mease catchment.
- The Water Companies operating in the District have undertaken Habitat Regulations Assessment of their water resource management plans. These have concluded that proposed growth in water demand (associated with new development and changes in demand) will not have any significant impact on water dependent wildlife sites such as the River Mease SAC.
- As the Local Plan will have no impact on the River Mease SAC or any other SAC or similarly protected site in isolation it will not have any impact in combination with other plans and strategies.

1.12 PURPOSE OF THIS REPORT

- 1.12.1 This report sets out the findings of the Sustainability Appraisal of the South Derbyshire Local Plan. It presents information on the social, environmental and economic effects of implementing the Plan and the appraisal methodology adopted to identify these effects.

1.13 REPORT STRUCTURE

- 1.13.1 This report contains the following sections:

Section 1	Background (this section)
Section 2:	Appraisal Methodology
Section 3:	Sustainability Objectives, Baseline and Context
Section 4:	Sustainability Appraisal Framework
Section 5:	Local Plan Broad Options Appraisal
Section 6:	Local Plan Preferred Options Appraisal
Section 7	Policy Appraisals
Section 8:	Preferred and Non Preferred Strategic Sites
Section 9	Summary of Plan Effects
Section 10	How the Sustainability Appraisal has Influenced Plan-Making and Mitigation Measures Identified
Section 11	Monitoring
Section 12	What Happens Next

- 1.13.2 Further detail on the detailed content of this 'Sustainability Report' is set out in tables 1.2 and 1.3.

1.14 COMPLIANCE WITH THE SEA DIRECTIVE AND ENACTING REGULATIONS

1.14.1 The Strategic Environmental Assessment Directive sets out a prescriptive list of the information, which must be included within an 'Environmental Report' published for the purposes of satisfying the requirements of the Directive. The following table sets what these specific requirements are and where they have been addressed in this report.

TABLE 1.2: COMPLIANCE OF THE SUSTAINABILITY (ENVIRONMENTAL) REPORT WITH THE SEA DIRECTIVE[†]	
Requirement of the SEA Directive	Signposts to where requirements of the SEA directive have been fulfilled the Sustainability Appraisal Report
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Section 1 (paragraphs 1.3-1.5) Section 3 (Vision and Objectives), Section 7 Policy Appraisal
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme ² ;	Section 3 Sustainability Baseline and Context Section 5 Broad Options appraisal. Appendix 3 Key Issues
The environmental characteristics of areas likely to be significantly affected;	Section 3: Key Sustainability Issues, Section 5 Broad Options appraisal Appendix 3 Key Issues
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 3 Key Sustainability Issues, Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal Section 7 Policy Appraisal Appendix 3 Key Sustainability Issues Habitat Regulations Assessment.
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping Report, Section 3, relationship with other plans policies and programmes. Section 4: Sustainability Appraisal Framework Section 5 Broad Options Appraisal Appendix 3: Key Issues
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal Section 7 Policy Appraisal Section 9 Summary of Plan Effects Appendix 4 Broad options tables Appendix 5 Housing Site Appraisals Appendix 6 Employment Site Appraisals Appendix 7 Incombination Effects
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal Section 7 Policy Appraisal Section 11 effects the process had on Plan development and mitigation. Appendix 3 Key Issues Appendix 5 Housing Site Appraisals Appendix 6 Employment site appraisals
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how ³) encountered in compiling the required information;	Section 2 Appraisal Methodology Section 5 Broad Options Appraisal Section 6 Preferred Options Appraisal Section 7 Policy Appraisal
a description of measures envisaged concerning monitoring ¹	Section 4 Sustainability Appraisal Framework Section 12: Monitoring
a non-technical summary of the information provided under the above headings. ¹	Separate document published alongside Sustainability Appraisal Report

[†]Based on SEA checklist set out in *A Practical Guide to the Strategic Environmental Assessment Directive*, ODPM 2005

1.15 COMPATIBILITY WITH THE DCLG REQUIREMENTS FOR SUSTAINABILITY REPORT

1.15.1 The Department of Communities and Local Government (DCLG) also provides guidance on the contents of the 'Sustainability Report'. This guidance largely mirrors the requirements of the SEA Directive in order to ensure that the information to be set out in a combined Sustainability Appraisal and Strategic Environmental Assessment 'Sustainability Report' contains the necessary information to satisfy the requirements of the SEA Directive and Regulations.

TABLE 1.3: COMPATABILITY OF ‘SUSTAINABILITY (ENVIRONMENTAL) REPORT’ WITH DCLG REQUIREMENTS^{††}

Structure of the Report	Components of the SA Report which make up the Environmental Report for the purposes of the SEA Directive	Section in the Sustainability Appraisal Report
Summary and outcomes	<ul style="list-style-type: none"> ▪ Non-technical summary; ▪ Statement of the likely significant effects of the plan statement on the difference the process has made to date. ▪ How to comment on the report 	<p>Separate document published alongside Sustainability Appraisal Report</p> <p>Section Summary of Plan Effects Section 10 How the sustainability appraisal process has influenced plan making and the mitigation measures identified</p> <p>Section 2 Appraisal Methodology</p>
Appraisal Methodology	<ul style="list-style-type: none"> ▪ Approach adapted to the SA When the SA was carried out and by whom. ▪ Who was consulted, when and how? ▪ The difficulties encountered in compiling information or carrying out the assessment. 	<p>Section 2 Appraisal Methodology, At the start of sections 5, 6 and 7 and Appendix 5 and 6.</p> <p>Section 2 Appraisal Methodology</p> <p>Section 2 Difficulties encountered in undertaking the SA, Section 6 Preferred Options Appraisal, Section 7 Policy Appraisal</p>
Background	<ul style="list-style-type: none"> ▪ Purpose of the SA and the SA Report ▪ Plan objectives and outline of contents. ▪ Compliance with the SEA Directive/ Regulations 	<p>Section 1 Background</p> <p>Section 1 Background</p> <p>Section 1 Background</p>
Sustainability objectives, baseline and context	<ul style="list-style-type: none"> ▪ Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account in appraisal. ▪ A description of the social, environmental and economic baseline characteristics and the predicted future baseline. ▪ The main social, environmental and economic issues and problems identified and the limitations of the information, assumptions made etc. ▪ The SA framework, including objectives, targets and indicators 	<p>Section 3 relationship with other plans policies and programmes, Section 6 Preferred Options Appraisal Section 7 Policy Appraisal</p> <p>Section 3 Baseline Characteristics of South Derbyshire. Appendix 3. Key Sustainability Issues Section 5 Broad Options Appraisal</p> <p>Section 2 Appraisal Methodology Section 3 Sustainability Baseline and Context, Section 5 Broad Options Appraisal Appendix 3: Key Sustainability Issues</p> <p>Section 4; The Sustainability Appraisal Framework</p>
Plan issues and Options	<ul style="list-style-type: none"> ▪ The main strategic options considered and how they were identified. ▪ A comparison of the social, environmental and economic effects of the options. ▪ How social, environmental and economic issues were considered in choosing the Preferred Options. ▪ Other options considered, and why these were rejected ▪ Any proposed mitigation measures 	<p>Section 5 Broad Options appraisal</p> <p>Section 5: Broad Options Appraisal Appendix 4 Broad Options Appraisal</p> <p>Section 5: Broad Options Appraisal Appendix 4 Broad Options Appraisal Section 9 Preferred and non Preferred Sites Appendix 5 Strategic Housing Site Options Appendix 6 Strategic Employment Site Options Section 5 Broad Options Appraisal</p> <p>Section 5 Broad Options appraisal Section 6 Preferred Options Appraisal Section 7 Policy Appraisal</p>
Plan policies	<ul style="list-style-type: none"> ▪ Significant social, environmental and economic effects of the preferred policies ▪ How social, environmental and economic problems were considered in developing the policies and proposals ▪ Proposed mitigation measures ▪ Uncertainties and risks 	<p>Section 6 Preferred Options Appraisal Section 7 Policy Appraisal</p> <p>Section 6 Preferred Option Appraisal Section 7 Policy Appraisal Section 9 Preferred and non Preferred Sites Appendix 5 Strategic Housing Site Options Appendix 6 Strategic Employment Site Options</p> <p>Section 6 Preferred Options Appraisal Section 7 Policy Appraisal Section 11 Plan evolution and mitigation Appendix 5 Housing Site Appraisals Appendix 6 Employment land Appraisals</p> <p>Section 2 Difficulties encountered in undertaking the SA; Section 5 Broad Options Appraisal Section 6 Preferred Options Appraisal Section 7 Policy Appraisal</p>
Implementation	<ul style="list-style-type: none"> ▪ Links to other tiers of plans and programmes and the project level (EIA, design guidance etc.) ▪ Proposals for monitoring 	<p>Section 3: relationship with other plans programmes.</p> <p>Section 5 Broad Options appraisal Section 6 Preferred Options Section 7: Policy Appraisal Section 12 Implementation and Monitoring Section 12 Implementation and Monitoring</p>

^{††} Based on *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*, ODPM 2005 (Appendix 15)

SECTION 2: APPRAISAL METHODOLOGY

2.1 OVERVIEW OF THE SUSTAINABILITY APPRAISAL PROCESS

2.1.1 We have undertaken the Sustainability Appraisal (incorporating the requirements of the SEA Directive) of the Part 1 Local Plan in accordance with guidance published by the Office of the Deputy Prime Minister (ODPM) in November 2005¹. However whilst we recognise that this guidance sets out information to assist Local Planning Authorities to comply with the SEA Directive, it is not intended as a legal interpretation of the Directive. As such, in undertaking the sustainability appraisal of the Local Plan the ODPM guidance has been considered in conjunction with the Directive², the Regulations³ which transpose the Directive into English law, The Planning Act⁴, The Localism Act⁵, and the Town and Country Planning Regulations 2004⁶ together with other relevant planning guidance and case law.

2.2 SUSTAINABILITY APPRAISAL STAGES

2.2.1 The Sustainability Appraisal process is broadly split into 5 key stages:

- Stage A:** Setting the context and Sustainability Objectives, establishing the baseline and deciding on the Scope
- Stage B:** Developing and refining options and assessing effects
- Stage C:** Preparing the Sustainability Appraisal Report
- Stage D:** Consulting on the draft Local Plan and the Sustainability Appraisal Report
- Stage E:** Monitoring the implementation of the Plan

2.2.2 **Stage A** of the Sustainability Appraisal process requires that the Authority collect detailed information on the character of the District. This information is gathered by reviewing general data and statistics on the environmental, economic and social characteristics of the plan area and by reviewing other relevant plans and programmes (and their objectives and targets) that are related to the plan. This information is then used to identify key issues affecting the plan area, and to establish a Sustainability Appraisal Framework (a set of sustainability objectives and indicators, against which plan options can be appraised). The information collected during this stage of the appraisal process is set out in a **Scoping Report** that was published for consultation in June 2008 and updated in Autumn 2012.

2.2.3 Following on from the Scoping Report consultations the Council assessed responses received back from consultees and used them to inform a second stage of work (**Stage B**). During this stage the Council, in consultation with local communities, identified and appraised the different options (or ways) that we could deliver our Plan objectives. This appraisal work is then used to identify our preferred options, which have been subjected to further appraisal.

2.2.4 The likely impacts of implementing the different broad and preferred growth options were set out in an interim report (**Stage C**) published along the Draft Local Plan. In particular this report sought to identify the key impacts that would arise if each identified option was implemented. Impacts are considered in terms of their magnitude, geographical scale, the period of time over which they will occur, whether

¹ ODPM (November 2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities*, ODPM, London.

² *DIRECTIVE 2001/42/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 27 June 2001 on the assessment of the effects of certain plans and programmes on the Environment*

³ *The Environmental Assessment of Plans and Programmes Regulations (Statutory Instrument 2004 No.1633)*, The Stationery Office Limited

⁴ The Planning and Compulsory Purchase Act (2004), the Stationery Office

⁵ The Localism Act (2011), the Stationery Office

⁶ The Town and Country Planning (Local Development) (England) Regulations 2004 (*Statutory Instrument 2004 No.2204*) The Stationery Office Limited

they are permanent or temporary, positive or negative, frequent or rare, and whether or not there are likely to have cumulative and/or synergistic effects. Where significant effects on the environment or on the local communities or the economy are identified, mitigation measures (including avoidance, offsetting and enhancement measures) are suggested.

2.2.5 Earlier drafts of this report were consulted upon alongside the draft Local Plan **(Stage D)** and pre-submission draft of the Local Plan. This report will be submitted alongside the submission of the Local Plan to the First Secretary of State for Independent Examination.

2.2.6 A Planning Inspector appointed by the Secretary of State will then consider the Soundness of the Local Plan, using the submitted Sustainability Appraisal to inform his or her final opinion.

2.2.7 Once the Local Plan is adopted the final part of the appraisal process will be to monitor the implementation of the Plan against the Sustainability Appraisal Framework **(STAGE E)**. This will allow the Council to identify and respond to any unforeseen adverse effects that arise from the implementation of the Local Plan.

2.3 WHO HAS CARRIED OUT THE SUSTAINABILITY APPRAISAL?

2.3.1 South Derbyshire District Council's Planning Policy Team has undertaken the Sustainability Appraisal. The identification of baseline data, key issues and the development of the Council's Sustainability Appraisal Framework and the appraisal of options against this framework was undertaken in consultation with other Council Departments. These included teams from Environmental Protection, Housing, Economic Development, Leisure Services, and Crime and Disorder. We have sought to undertake the appraisal 'in-house' in order to ensure that the results are fully integrated with the preparation of the Local.

2.3.2 The appraisal has also been informed through liaison with infrastructure providers, meetings with site owners and developers; consultation through the Plan making process with members of the public and joint working and/or liaison with neighbouring authorities including HMA partner Authorities.

2.3.3 External consultation was sought initially on the scope of the Sustainability Appraisal in June 2008 with the Environment Agency, Natural England and English Heritage alongside a number of other environmental, economic and social stakeholders invited to comment. A refresh of the Council's scoping report was undertaken in July 2012. An updated scoping report is available to view [here](#)

2.3.4 Further detail on the Sustainability Appraisal Process and how it links in with the Local Plan preparation process, including relevant dates that the specific stages of work will be undertaken, is set out at Figure I over the page.

2.4 WHEN WAS THE SUSTAINABILITY APPRAISAL CARRIED OUT?

2.4.1 The Sustainability Appraisal for the Local Plan commenced in January 2010 with all work updated to reflect on-going evidence collection and the revised scoping report. Work on the appraisal is on-going.

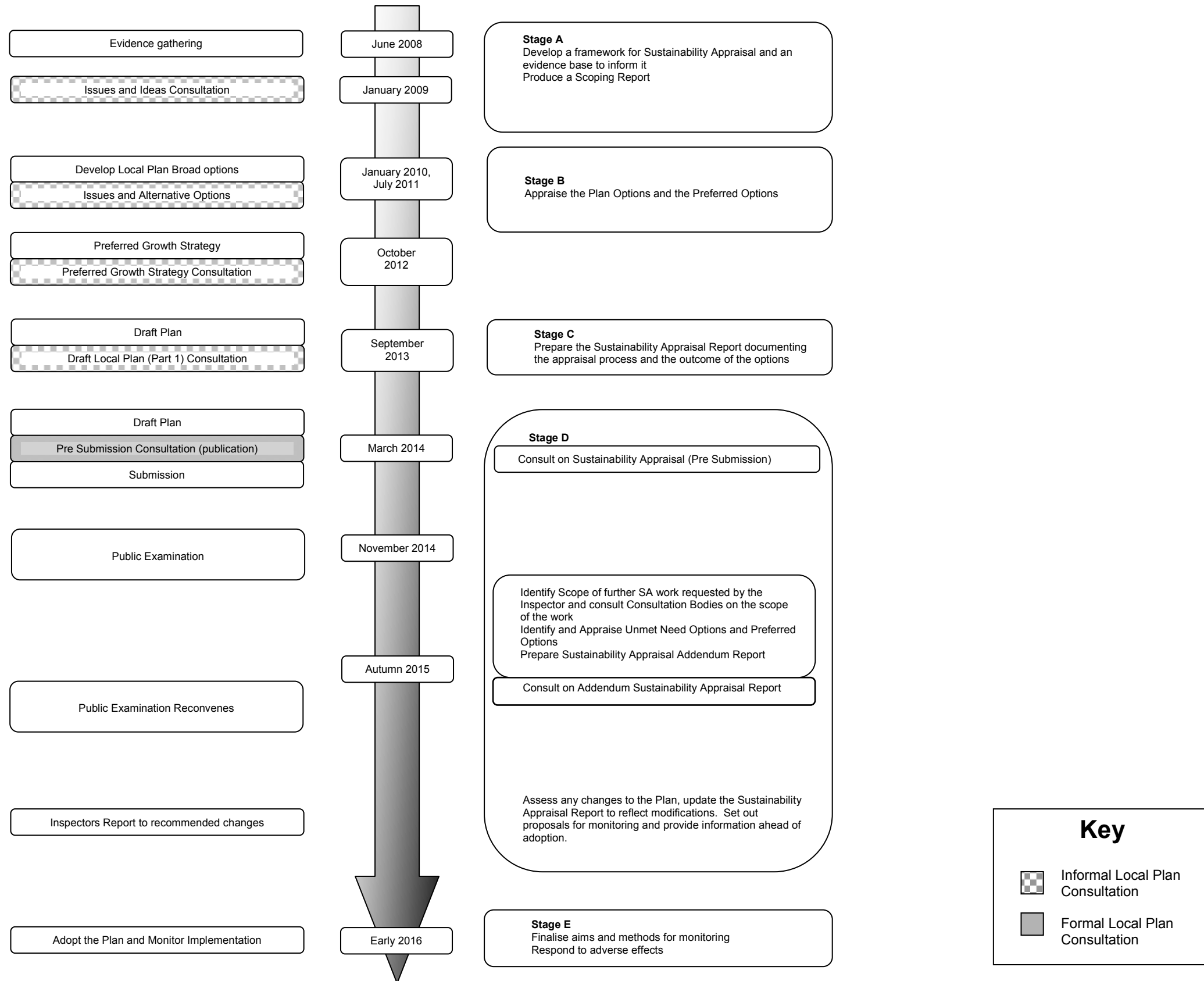
2.5 DIFFICULTIES ENCOUNTERED IN UNDERTAKING THE SUSTAINABILITY APPRAISAL

Difficulties

- The preparation of the Local Plan has taken place over a number of years, with the first consultation being undertaken in 2009 and adoption of the Local Plan expected in 2015. Over this period there have been many changes to planning guidance including the deletion of the Derbyshire Structure Plan, the publication and subsequent revocation, reinstatement and deletion of the East Midlands Regional Plan and the deletion of national Planning Policy Guidance notes and statements (PPGs and PPSs) and their replacement with the a single National Planning Policy Framework. Coupled with this the Council's approach to planning has shifted from a top down approach (where housing requirements for the District were specified within the Regional Plan), to an approach which embraces the governments 'localism' agenda, with housing and indeed employment requirements being generated locally based on our own objective assessment of demographic changes and local need.
- In tandem with these changes in policy there have been significant changes to monitoring data over the plan preparation period. In respect of the sustainability appraisal this has meant that a number of proposed plans and strategies initially identified as being relevant to the South Derbyshire Local Plan and indicators included in the SA framework have needed to be updated to reflect changes in policy and policy monitoring. The Council has consulted upon an updated scoping report (in 2012) in order to ensure that it Sustainability Appraisal Framework and the proposed monitoring measures remain up to date. However despite changes, amendments to the scope of the consultation have been relatively minor. A detailed list of scoping report changes to reflect consultation comments including changes to policy and monitoring data is set out at Appendix 1.
- Much of the evidence collected to support the Sustainability Appraisal has also changed or been updated since work initially began in 2010. In addition, the Council has also commissioned (and continues to commission new evidence to inform the emerging Local Plan). Sustainability Appraisal is an iterative process and the Council has sought to amend its appraisals where updated evidence points to materially different impacts compared to those identified during early stages of work. Where appraisals have been reviewed and updated this is documented in the individual assessments set out at Appendix 4
- Whilst to date, the Council has already commissioned significant evidence regarding the environment and social and economic baseline in South Derbyshire and how this could change in the future, there are still gaps in our knowledge. The Council is working to fill these 'gaps' through continued evidence collection and consultation and or on-going consultation with key stakeholders such as the Local Education Authorities and schools). The Council will continue to update its appraisal work to reflect emerging evidence as it emerges.

- Aligned Local Plans are being prepared across the Derby Housing Market Area (HMA). As such the effects of allocations and detailed policies in Derby City and Amber Valley's Local Plan could have significant impacts on the District in combination with our own Local Plan, especially where new developments are proposed close to the District boundary. In order to ensure that the Plans of HMA wide Authorities are coordinated, the HMA Authorities have commissioned much joint evidence and are looking to produce broadly aligned Local Plans. Further, the HMA Authorities continue to share appraisals in order that we understand the likely effects of our own growth in combination with nearby growth, we have also undertaken some joint appraisal work in respect of meeting Derby City's unmet need in Amber Valley and South Derbyshire. This will allow increased confidence in the in combination (cumulative) assessment included later in this report as clearly there will be certainty over the scope and detail of plans across the Housing Market Area. In addition South Derbyshire has liaised with both North West Leicestershire and East Staffordshire on their emerging plans and has, in producing our own appraisal, had regard to the findings of their draft sustainability appraisal work and habitat regulations assessments.
- Most options consisted of discreet options although in respect of strategic housing there are actually many different housing growth options available along a continuum. This is considered in Issue 1 Appendix 4. However, clearly the delivery of 100 homes per year would not have a significantly different effect than the development of 101. The Council has therefore sought to appraise a total of seven housing options ranging from 267 dwelling per year to 1045 per year. Initially within the Issues and Alternative Option Consultation in 2010 the Council sought to identify a high, medium and low housing growth option. A further option, based on recent building trends, was also identified as the Business as Usual scenario. Following the completion of a study into housing need and local demographic changes by GL Hearn a further option was also added. Subsequent to this a further two discreet options have been subject to appraisal representing a housing needs requirement identified by Pegasus Group (on behalf of a consortium of developers in December 2012) and to reflect an update to the HMA wide housing requirement to reflect updated Census (2011) data. The Authority will continue to appraise other realistic discreet options where these are identified, although clearly there is a need to minimise the number of discreet housing options tested through the SA to keep the process manageable and to encourage participation and comment on the appraisals from stakeholder and other interested parties.
- Finally some of the options assessed within the Sustainability Appraisal are spatial. For example where new housing or employment land should be located. In these cases it is difficult to predict the exact nature of impacts of varying options as these impacts are largely determined by the exact location of development proposals and the way development is implemented. Where such uncertainties exist this will be documented in individual appraisals and where appropriate measures to provide certainty over the nature and direction of impacts will be documented within detailed appraisals.

Figure i: Local Plan and Sustainability Appraisal Processes.



2.6 CONSULTATION ON THE SCOPE AND FINDINGS OF THE SUSTAINABILITY APPRAISAL

2.6.1 In addition to internal consultation and involvement, there is a specific requirement for us to engage with statutory consultation bodies and public consultees at certain stages of the combined Sustainability Appraisal and Strategic Environmental Assessment Processes. These requirements are set out in the SEA Regulations and reiterated in guidance published by the ODPM⁷

2.6.2 In determining the 'Scope of the Sustainability Appraisal (the level of detail and information to be used to appraise the plan options), the SEA regulations requires that the three statutory environmental consultation bodies should be consulted for a period of five weeks. We consulted the following three organisations by posting out a complete copy of the Scoping Report for a five week period commencing October 2008:

- Environment Agency
- English Heritage
- Natural England

2.6.3 In addition, Government guidance⁶ recommends that other community groups, and social and economic bodies should also be consulted at this stage. As such we also sent out complete copies of the draft Scoping Report to the following organisations for a five-week period at the same time as the statutory consultation bodies:

- Government Office for the East Midlands (GOEM)
- Government Office for the West Midlands (GOWM)
- East Midlands Development Agency (EMDA)
- Advantage West Midlands (AWM)
- East Midlands Regional Assembly (EMRA)
- West Midlands Regional Assembly (WMRA)
- Adjoining Local Planning Authorities
- Derbyshire County Council
- Staffordshire County Council
- Leicestershire County Council
- The National Forest Company
- Highways Agency
- Network Rail
- Severn Trent
- South Staffordshire Water
- National Grid Transco
- Council for the Protection of Rural England (CPRE) (Derbyshire Branch)
- Friends of the Earth (FoE)
- Royal Society for the Protection of Birds (RSPB)
- Derbyshire Wildlife Trust
- Staffordshire Wildlife Trust
- Leicestershire Wildlife Trust
- South Derbyshire Local Strategic Partnership (LSP)
- Home Builders Federation
- Forestry Commission
- Derbyshire Dales and South Derbyshire Primary Care Trust
- East Staffordshire Primary Care Trust
- Central and Greater Derby Primary Care Trust
- Sport England (East Midlands Region)

⁷ ODPM (November 2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities*, ODPM, London.

- Derbyshire Constabulary

- 2.6.4 Parish Councils and Council Members were also informed of where and how to view and comment on the Scoping Report by direct mail. And whilst a full public consultation was not required at this stage of the Sustainability Appraisal process, we published the Scoping Report on the Council's website, and made it available to view at the Council Offices for any members of the public interested in the process or wishing to make any comments.
- 2.6.5 Comments submitted regarding the 'scope' of the Sustainability Appraisal and the amendments made to the information set out in the Scoping Report following this stage of consultation are set out at Appendix 1: An updated version of the Scoping Report and a complete list of the changes made in response to consultation have been available to view on the District Councils website since January 2010.
- 2.6.6 In addition to the Scoping Report consultation undertaken in October 2008, the Council has also alerted relevant authorities to a number of minor changes to the Authority's Scoping Report which have arisen as a result of changes to National Government policy and alterations or deletion of national indicators. The Council alerted relevant authorities to the publication of an updated scoping report in July 2012 and invited comment during a five-week consultation period, which closed September 2012. A copy of the updated Scoping Report together with a summary of comments received back is available to view on the Council's website.
- Consultation on the Draft Sustainability Appraisal (September 2013)**
- 2.6.7 The initial (working) draft of the Sustainability Appraisal was first published for consultation alongside the Draft Local Plan in September 2013. In total 58 responses were received concerning the content and or scope of the appraisal. Of these 13 consultees stated that they had no comment to make. 5 consultees indicated that they had not been able to view a copy of the appraisal (It was available to view on the Council's website and at local libraries and the Council Offices), whilst a further 6 respondents made comments not directly related to the appraisal. A summary of the remaining 34 responses is outlined in brief below but can be viewed at: <http://www.ldf.consultations.south-derbys.gov.uk/Default.aspx>
- 2.6.8 A total of seven responses were made in respect of development in Etwall these related to floodrisk, transport effects, affordable housing need and the overall scale of growth proposed in the village. A number of consultees also raised concerns over the level of certainty included within appraisals for Etwall. In order to improve the accuracy of the appraisal the Council has sought to augment the evidence it had previously collected with more detailed evidence where this is available. Sources of additional information include site specific planning applications, or evidence provided by developers to support requests for EIA screening options or provided in response to local plan consultations. Further information has also been gathered through continued dialogue with key stakeholders such as local schools, and infrastructure providers. However it is acknowledged that there remains uncertainty in respect of some issues, for example education, and where such uncertainty exists this has been documented within the SA report and where appropriate consideration of how this uncertainty can be reduced outlined in the report.
- 2.6.9 Two responses were received in respect of the Aston Hall Hospital site. These related to the need to fully investigate drainage and ground water prior to site development. In identifying sites the Council has considered flood risk (including from surface water flooding) and liaised with Severn Trent who have been able to provide information on the capacity of local sewerage networks and treatment works to accommodate growth.

A further comment was received suggesting the need for the appraisal to define the term sustainable. This information is included in the appraisal at section 1.7.

- 2.6.10 A number of comments were received regarding Policy SD1 and the use of viability clauses to allow requirements to be waived or for the use of carbon offsetting where viability is an issue. A number of residents considered that allowable solutions should not be permitted. However, since consulting on the Plan and associated Sustainability Appraisal government policy in respect of zero carbon homes has changed and will be dealt with through building regulations rather than the planning system. Further information on this issue is set out in the policy appraisal of policy S3 set out at section 7 of this report.
- 2.6.11 A further response considered that Option Three (a greater role for rural settlements) of the housing distribution options (Issue 3) is not evidence based in that it seeks to limit the number of development opportunities and yet the proposal should be more open as most settings will have some opportunity for development especially in light of government policy for greater flexibility in use of greenfield settings. However the SA details the Council's preferred option in respect of housing distribution and details that in many rural communities strategic levels of growth could result in significant effects. The Council's approach does however seek to recognise that there is some potential for development in villages with some strategic sites being located in rural locations and further provision for non strategic levels of growth through the Part 2 Plan.
- 2.6.12 A further comment noted that the consideration given to options in the Sustainability Appraisal (SA) is not sufficient to underpin the policy proposals in village locations. In particular it was highlighted that the SA only gives broad consideration to the amount of development within sub-areas and is therefore only sufficient to support the allocation of broad housing numbers within these areas. The response further noted the need for site-level consideration of proposed allocations and all the available options to provide strategic sites. Whilst the methodology used to appraise the sites outlined in the Plan was consistent, changes to the presentation of the appraisal were made to the SA report in response to this comment.
- 2.6.13 A number of comments were received from statutory consultees including Highways England (previously the Highways Agency), Heritage England (previously English Heritage) Natural England and the Environment Agency. Highways England commented that the 'evidence used to inform the assessment appears robust and having been derived from a multitude of different sources. However, other than an amendment to the Local Plan objectives, it is not clear whether it has had any impact on the type, extent or location of the preferred options'. Information on these issues is set out in Sections 5, 6, 7 and 9 of the SA report. However subsequent to this response the information set out in the highlighted sections have been collated into a summary of the effects the SA process has had on plan development included at Section 11 of this report.
- 2.6.14 Heritage England highlighted that 'with regard to cultural heritage issues, many impacts are cited as unknown, and specifically with regard to growth, the inclusion of an appropriate policy is required to reduce the likely effect of large scale development and growth on cultural and heritage assets (page 140). Linked to our comments made for policy BNE2 (Heritage Assets) this supports the need for more detailed development management policies to achieve this level of detail'. This comment has been noted and changes made to the Plan policy and proposals made for the provision of additional development management policies in the Part 2 Local Plan.

- 2.6.15 The Environment Agency's response commented that the Draft Local Plan has been thoroughly and comprehensively tested by the Sustainability Appraisal Report, which has informed the draft policies. It did however make a number of minor recommendations chiefly regarding monitoring but also regarding surface water and flood risk. A number of minor changes were been made to the SA framework in respect of this consultation response.
- 2.6.16 Natural England generally considered that draft the Sustainability Appraisal comprehensively covered natural environment issues and meets the requirements of the SEA Directive. However Natural England suggested a number of changes to the content of the report including in respect of landscape and green infrastructure. One suggested change was for the inclusion of an additional SA objective to protect, enhance and increase green infrastructure across the District. Whilst this change was considered it was ultimately decided that the inclusion of such a policy would duplicate many of the aspects of other objectives already included in the Sustainability Appraisal Framework including those to avoid damage to designated sites and species and enhance biodiversity and geodiversity across the district; to improve the health and wellbeing of the population; to improve the quality of new development and the existing built development and to conserve and enhance the district's landscape and townscape character.
- 2.6.17 A total of eight responses were received from developers. These related to the amount of housing growth for South Derbyshire (Issue 1) and the distribution of new homes. The need for housing development in the rural villages to be progressed through the Part 1 Local Plan rather than a subsequent part 2 document in order to fully meet objectively assessed housing need. In addition a further comment was received suggesting that in the absence of any detailed assessment of the site opportunities and constraints, the 'Strategic Sites' may not deliver the level of housing anticipated, placing additional development pressure on less suitable land across the District. Whilst this point is noted the identification of strategic sites is based on the Council's Strategic Housing Land Availability Assessment. As such the constraint and opportunities on potential strategic site have been identified through this process and the findings fed into the site appraisals included in the SA. A number of developers have indicated that they support the findings and conclusions of the sustainability appraisal, whilst other developers have queried some of the 'scores' assigned sites which they have an interest in or have sought to provide additional information to the Authority to help clarify the potential effects of a proposed development.
- 2.6.18 Other comments made which relate to the Plan itself rather than the content of scope of the Sustainability Appraisal include the need to define community facilities within the Plan. In additional one consultee highlighted the unbalanced distribution of homes on the southern edge of Derby which in turn was highlighted as likely to have a significant effect on infrastructure in the city. The likely effects of the Council's housing and employment land distribution strategy is fully explored in the appraisal and moreover the District Council continue to work with Derby City to meet the needs of the Derby Housing Market Area, including through accommodating some of Derby City's housing need on the edge of the City in South Derbyshire.

Consultation on the Presubmission Draft Sustainability Appraisal (March 2014)

- 2.6.19 A total of 13 consultees made comments on the the scope or content of the Draft Sustainability Appraisal which was published alongside the Pre-Submission Local Plan in March 2014.

- 2.6.20 A number of respondents highlighted inconsistencies in the conclusions drawn for locationally similar sites. Specifically the content of the site appraisals in respect of sites in Mickleover at New House Farm and Hackwood Farm were highlighted and the site appraisals have been amended and the conclusions explaining the justification for site selection clarified in respect of these sites.
- 2.6.21 Further comments were received regarding the explanation for not including strategic sites at Lowes Farm and Newton Road (Winshill) as preferred development sites. Again the justification for not including these sites as allocations in the plan have been clarified. The same consultee also raised concerns regarding the inclusion of strategic sites around Burton in the rural villages section of the SA given that they are urban extensions to Burton and as such are at the 'top of the settlement hierarchy.' Whilst these comments are noted the sequence in which sites are considered in the SA reflects the historic layout and formatting of the Local Plan and in no way has diminished the consideration of site suitability through the SA. Nonetheless the report has been slightly amended at Chapter 9 to reflect these comments.
- 2.6.22 A further consultee highlighted an accuracies relating to the assessment of the Etwall Policy included in the Plan which overlooked the potential cultural heritage assets located in the vicinity of Sutton Lane. However, the Sutton Lane site has now been removed from the Plan and the remainder of the policy appraisal concerning the Willington Road site updated to reflect this.
- 2.6.23 A further consultee considers that the appraisal has been undertaken without any proper consideration of the option as there are a number of sites in a specific village (in this case Etwall) which could accommodate between 40 and 218 dwellings and the SA has only considered sites capable of accommodating 100 homes or more and has not considered the development of multiple sites which cumulatively could deliver a hundred or more homes. However, it should be noted that where multiple sites are adjacent or conjoined these have been assessed as a single site through the SA because they could be physically assembled and developed as such.
- 2.6.24 However, the purpose of the Part 1 Local Plan is to identify and allocate strategic sites. These have been defined for the purposes of preparing the Part 1 Local Plan as sites which can accommodate over 100 dwellings. On this basis it is not considered reasonable to assess potentially endless permutations of small sites which could obviously deliver over a hundred homes across 2, 3 or possibly more sites in combination within a settlement or broad area, but individually are not strategic and could not be assembled to make a single physically conjoined site. Moreover sites smaller than a hundred homes and would not make a notable contribution towards housing delivery (note even a development of 100 homes would only deliver 0.74% of the districts housing requirement to 2028). Instead an allowance has been made for locally scaled growth to be considered through the Part 2 Local Plan which will sit alongside the Part 1 Local Plan. Smaller sites to be brought forward within the Part 2 Plan will be considered through the sustainability appraisal for this document. Clearly these two documents together will form the substantive part of the South Derbyshire Local Plan.
- 2.6.25 A number of responses were also received regarding the flood risk issues and a proposed housing allocation in Hilton. Specifically that:
- Site proposed for allocation is located in a high flood risk area
 - The Sustainability Appraisal has failed to consider reasonable alternatives in the process that has led to the selection of the site for allocation, and
 - The Sustainability Appraisal has failed to fully and properly consider the impacts of flood risk in the process that has led to selection of the site for allocation.

- 2.6.26 However, the was updated to include further information on the sequential test (for flood risk) in line with these comments. Moreover in respect of this site more up to date flood risk information has informed the appraisal reflecting the detailed findings of the Flood Risk Assessment prepared to support the planning application for the Hilton Depot site. This site is now consented and works on site have begun.
- 2.6.27 Moreover the Sustainability Appraisal identified and appraised a number of potential strategic sites within Hilton against a consistent methodology and indeed acknowledges that some of the sites considered are at lower levels of floodrisk than the preferred Hilton Depot site. However the appraisal also identifies that the proposed housing site would perform better in respect of a number of wider sustainability issues than other sites within the village. It is considered that these benefits outweigh floodrisk on the allocation site.
- 2.6.28 A final response was received regarding the development site at Broomy Farm. This response was broadly supportive of the findings of the appraisal work of this site and provided further information on the likely delivery of the site.

SECTION 3: SUSTAINABILITY BASELINE AND CONTEXT

3.1 LINKS TO OTHER POLICIES, PLANS AND PROGRAMMES AND SUSTAINABILITY OBJECTIVES

The parts of the SEA Directive Requirements considered in this section

The need for the Environmental (Sustainability) Report to provide information on:
 “The relationship of the Plan with other relevant plans and programmes” (Annex I(a))
 “the environmental protection objectives established at international [European] community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”.
 (Annex I(e))

- 3.1.1 A fundamental part of undertaking a sustainability appraisal of the Local Plan is the identification and assessment of the relationships between the Plan and other relevant plans and strategies established at international, European Community, national, and local levels.
- 3.1.2 The purpose of identifying and reviewing other plans and strategies is to allow us to identify potential synergies, or inconsistencies between the objectives set out in the proposed Local Plan and other policies, plans and programmes.
- 3.1.3 A list of plans, policies and programmes, relevant to the Local Plan has been compiled and analysed by the District Council’s Planning Policy Team. This list, (originally published as an appendices to Local Plan Scoping Report in June 2008) has been updated to reflect comments received back during the 2012 update consultation and incorporate the release of up to date planning guidance such as the National Planning Policy Framework. A summary of the plans and programmes reviewed is listed below:

TABLE 3.1: OTHER POLICIES PLANS AND PROGRAMMES RELEVANT TO THE SOUTH DERBYSHIRE PART 1 LOCAL PLAN

INTERNATIONAL (INCLUDING EU LEVEL) PROGRAMMES, PLANS AND STRATEGIES

Biodiversity/Flora & Fauna	
i	Convention on biodiversity Rio De Janeiro 1992
ii	European biodiversity strategy 1998
iii	Bern Convention on Conservation of European Wildlife and Natural Habitats 1979
iv	Habitats Directive (1992/43/EC) Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora
v	Wild Birds Directive (79/409/EEC)
Population and Human Health	
vi	European Sixth Environmental Action Programme – Environment 2010. Our future our choice
vii	European Strategy for Sustainable Development A Sustainable Europe for a Better World
viii	Aarhus Convention- Convention to Access to information, public participation in decision making and access to justice in Environmental matters (UNECE,) 2001
Material Assets	
ix	European Spatial Development Perspective: Towards Balanced and Sustainable Development of the Territory of the European Union
Soil, Water and Air	
x	Council Directive 75/442/EEC on waste, as amended by Council Directive 91/156/EEC.
xi	Water Framework Directive (2000/60/EC)
xii	Air Quality Framework Directive (96/62/EC) (and Amending Acts)
xiii	The European Directive on the Assessment and Management of Flood Risks (2007/60/EC)
xiv	EC Groundwater Directive (80/68/EC)
Climatic Factors	
xv	UN Framework convention on climate change 1994
xvi	European Climate Change Programme
Landscape	
xvii	European Landscape Convention

NATIONAL PROGRAMMES	
Biodiversity Flora and Fauna	
1	Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
2	Working with the grain of nature: A biodiversity strategy for England (2011)
3	England Biodiversity Strategy Climate Change Adaptation Principles Conserving biodiversity in a changing climate (2008)
Population and Human Health	
4	National Planning Policy Framework (2012)
5	Planning Policy for Traveller Sites (2012)
6	The UK Government Sustainable Development Strategy (2005)
7	Laying the Foundations: A Housing Strategy for England (2011)
8	Creating a sporting habit for life Sport England strategy 2012-17
9	Strategic Framework for Road Safety (2011)
10	Healthy Lives, Healthy People: Our strategy for public health in England (2010)
11	Noise Policy Statement for England (2010)
Material Assets	
12	Creating growth, cutting carbon: making sustainable local transport happen (2011)
13	A Strategy for Sustainable Construction (2009)
14	National Infrastructure Plan (2011)
Soil, Water and Air	
15	Updated national waste planning policy: Planning for sustainable waste management Draft for Consultation (2013)
16	Future Water: The Government's Water Strategy for England (2008)
17	Water for Life (2011)
18	National Flood And Coastal Erosion Risk Management Strategy For England (2011)
19	Government Review of Waste Policy in England (2011)
20	Safeguarding our Soils A Strategy for England (2011)
21	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
Climatic Factors	
22	Planning our electric future: a White Paper for secure, affordable and low carbon electricity (2011)
23	The Carbon Plan: Delivering our Low Carbon Future (2011)
24	Energy Efficiency Strategy (2012)
25	Energy Security Strategy (2012)
Cultural Heritage (including architectural and archaeological heritage)	
26	National Heritage Protection Plan (2013)
27	Government Tourism Strategy (2011)
Landscape	
28	--
REGIONAL AND SUBREGIONAL PLANS AND STRATEGIES	
Biodiversity /Flora & Fauna	
29	Lowland Derbyshire Biodiversity Action Plan (2011)
30	National Forest Biodiversity Action Plan (2011)
31	Lowland Derbyshire and Nottinghamshire Local Nature Partnership Vision and Action Plan (2012)
Population and Human Health	
32	National Forest Strategy 2014-2024
33	Derbyshire's Sustainable Community Strategy 2009-14
34	Derbyshire Health and Wellbeing Strategy 2012-2015 (2012)
Material Assets	
35	Derbyshire Local Transport Plan (LTP) 3 (2011)
36	Derbyshire Rights of Way Improvement Strategy (2004)
37	East Midlands Airport Masterplan (2006)
38	D2N2 Local Economic Partnership Strategy for Growth 2013-23 (2013)
39	Derbyshire Greenways Strategy (2006)
Soil, Water and Air	
40	Looking after Derbyshire's Waste (2006)
41	Water Resources Strategy for the East Midlands (2009)
42	Humber River Basin Management Plan
43	Draft Humber River Basin 2015 : Challenges and Choices (2013)
44	Managing Flood Risk: River Trent Catchment Flood Management Plan (2010)
45	The Tame Anker, and Mease Abstraction Licensing Strategy (2013)
46	The Lower Trent and Erewash Abstraction Licensing Strategy (2013)
47	The River Dove Abstraction Licensing Strategy (2013)
48	The Derbyshire Derwent Abstraction Licensing Strategy. 2013
49	River Mease Water Quality (Phosphate) Management Plan (2011)
50	River Mease Diffuse Water Pollution Plan (2011)
51	River Mease SAC/SSSI River Restoration Strategy (2012)
52	Lower Derwent Flood Risk Management Strategy (2011)
53	Severn Trent Water Resource Management Plan (2010)
54	Draft Severn Trent Water Resource Management Plan (2013)
55	South Staffordshire Water Resource Management Plan (2014)
57	Minerals Local Plan April 2000 (Incorporating First Alteration: Chapter 13-Coal November 2002)

Climatic factors	
58	---
Cultural Heritage (including architectural and archaeological heritage)	
59	A Vision and Action Plan for Sustainable Tourism in the National Forest (2009)
Landscape	
60	Landscape Character of Derbyshire (2014)
LOCAL STRATEGIES	
Population and Human Health	
61	South Derbyshire Sustainable Community (2009-2029)
62	Saved South Derbyshire Local Plan (Adopted Version) May 1998
63	South Derbyshire Corporate Plan 2009-14
64	South Derbyshire Housing Strategy (2009)
65	South Derbyshire Playing Pitch Strategy (2011)
Material Assets	
66	Swadlincote Town Centre Vision and Strategy 2012
67	South Derbyshire Cycling Strategy (SPG)
68	Swadlincote Walking Strategy Supplementary Planning Guidance (SPG)
Soil; Water and Air	
69	---
Cultural Heritage (including architectural and archaeological heritage)	
70	Heritage Interpretation Strategy

- 3.1.4 The plans, policies, programmes and studies reviewed provide different types of information and fulfil several roles, for example:
- The provision of baseline data
 - The inclusion of objectives which the Local Plan should have regard to
 - A strategic or overarching policy steer that guides the 'nature' or format of policies to be included in the Local Plan
 - An indication of the likely effects of implementing the Local plan 'in combination' with other plans and strategies.

3.2 BASELINE CHARACTERISTICS

The parts of the SEA Directive Requirements considered in the section:

The need for the Environmental (Sustainability) Report to provide information on:
“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be significantly effected” (annex I(b) and (c))
“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as designated pursuant to Directives 79/409/EEC and 92/43/EEC” (annex I(d))

- 3.2.1 Baseline information provides the basis for predicting and monitoring the effects of implementing the proposed Local Plan and helps identify sustainability problems (or key environmental, social and economic issues) and the possible options for dealing with them.
- 3.2.2 The baseline data collected by the District Council was drawn largely from existing sources. Key sources included nationally or regionally produced data sets including:
- The Office of National Statistics website (including Census Data, NOMIS and Neighbourhood Statistics)
 - the Land Registry data for the District
 - the East Midlands Public Health Observatory (Health Profile for South Derbyshire)
- 3.2.3 This data has been supported by the collection of extensive locally produced data and studies as follows:
- The Derby Housing Market Area Housing Requirements Study
 - The Derby Housing Market Area Strategic Housing Market Assessment
 - Derby Housing Market Area Wide Strategic Housing Land Availability Assessment (SHLAA)
 - Strategic Site Summaries (for housing and employment sites)
 - Local Rural Housing Needs Studies
 - Derbyshire Gypsy and Travellers Accommodation Needs Assessment
 - Derbyshire Housing Market Area Wide Employment Land Study
 - Derby Housing Market Area Transport Assessment
 - South Of Ashbourne Rural Accessibility Study
 - Swadlincote Retail Needs Study
 - Derby Housing Market Area Assessment of renewable energy capacity and potential within the District
 - Conservation Area Appraisals
 - Derbyshire Landscape Character Assessment
 - Derbyshire Areas of Multiple Environmental Sensitivity Study
 - Trent Valley Landscape Sensitivity Study
 - Strategic Sites Landscape Assessment (Where LVIA's have not already been submitted to the Authority)
 - Technical Assessment of the Nottingham and Derby Green Belt
 - Derby City Green Wedge Study
 - PPG17 Study and Assessment (Open Space Audit)
 - South Derbyshire Environmental Audit
 - South Derbyshire Level 1 Strategic Flood Risk Assessment
 - Plan Wide Viability Review
 - South Derbyshire Infrastructure Delivery Plan
- 3.2.4 In addition a number of locally produced, sources of baseline data were considered including the District Council's Area Profiles and topic papers as follows:

Area Profiles

1. Area Profile - Aston
2. Area Profile - Etwall
3. Area Profile - Hatton and North West
4. Area Profile - Hilton
5. Area Profile - Melbourne
6. Area Profile - National Forest North
7. Area Profile - National Forest South
8. Area Profile - Repton
9. Area Profile - Stenson
10. Area Profile - Swadlincote
11. Area Profile - Willington

Topic Papers

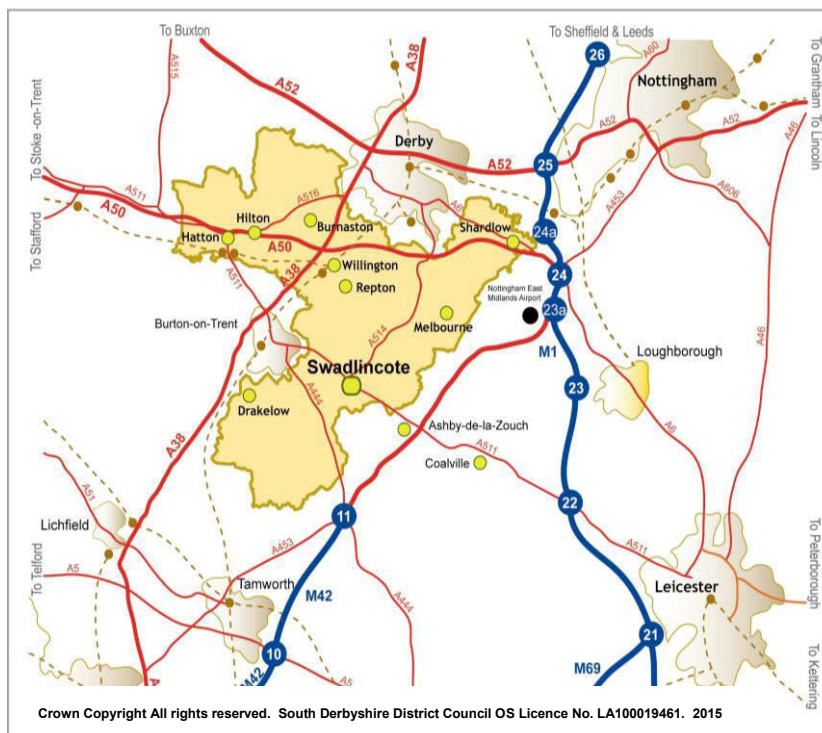
1. Housing
2. Economy
3. Retail and Leisure
4. Transport
5. Social & Green Infrastructure
6. Climate Change and Renewable Energy
7. Water and Flooding
8. Built Environment
9. Spatial Vision and Strategy

3.3 SUMMARY OF KEY BASELINE CHARACTERISTICS OF SOUTH DERBYSHIRE

3.3.1 The District of South Derbyshire covers an area of approximately 33,000 hectares (112 square miles) and is bounded by the City of Derby to the north, Burton on Trent to the West and Ashby-de-la-Zouch to the East. The urban area making up Swadlincote has a population of around 35,000 and is the largest settlement and commercial centre for the District.

South Derbyshire Regional Setting

Figure 4.1: Location Map of South Derbyshire District:



BIODIVERSITY/FLORA & FAUNA

- 3.3.2 The District has a wide range of environmental assets. The National Forest covers around 12,870 ha (50 square miles) of the southern part of the District and is helping to create diverse landscape and wildlife habitats as well as contributing to the economic and social well-being of the district through the delivery of new tourism and leisure opportunities. In addition to the National Forest there are 6 sites of Special Scientific interest, one of which, (the River Mease) is a Special Area of Conservation, (combined area 178 ha). 17% of SSSIs by land area in Derbyshire are currently recorded as being in favourable condition. 82% are recorded as being in 'unfavourable recovering' condition.
- 3.3.3 There are 156 local wildlife sites (covering approximately 5% of the land area for the District). Of these sites only a third were recorded as being positively managed in 2011. There are two local nature reserves within the district (Elvaston Castle and Coton Park), and a third site proposed (Swadlincote Woodlands). There is one National Nature Reserve located within the District at Calke Park. There are 7 sites of regional geological importance within the District covering an area of 249 hectares.

POPULATION AND HUMAN HEALTH

- 3.3.4 The District has a total population of 98,400 in 2014, this is projected to increase to around 123,000 by 2035. A news release published by the ONS⁸ in June 2011 indicated that South Derbyshire was the 9th fastest growing authority in England and Wales between 2001 and 2010 growing by around 15%, although recent Census Data now indicates that South Derbyshire is the 13th fastest growing District in England and Wales. By 2026 21.4% of the Districts residents will be 65 or over. Compared to 14.4% in 2003. In terms of social profile the District is considered to be fairly affluent being ranked 221 out of 354 local authorities nationally (where the rank of one is most deprived). Life expectancy within the District (78.9 years for men and 82.3 years for women). Men therefore live 0.3 years longer than the average for England whilst women live on average 0.3 years less. There are 16,500 people whose activities are limited by ill health in South Derbyshire according to the 2011 Census. This is in line with the national average. 10,500 people (11%) of the population provide unpaid care to relatives or friends. This is slightly higher than the England average but lower than the average for Derbyshire as a whole (10% and 12% respectively).
- 3.3.5 South Derbyshire will accommodate a minimum of 12,618 new homes between 2011 and 2028. Between March 2008 and April 2013 around 1,750 new homes have been built in South Derbyshire. As such housing delivery rates over the past five years have been at around half the required level. In respect of affordable housing, there are 1,839 households on the housing register in South Derbyshire, although the number on the register and in need of accommodation is identified as 702 households. In addition to this backlog additional households will form over the Plan period. In order to meet existing and future affordable housing needs a quarter of all new homes up to 2028 will need to be affordable.
- 3.3.6 Crime rates within the District are significantly lower than average with the number of recorded domestic burglaries, violent offences and thefts from a vehicle being 35% lower than the national average and the number of vehicle thefts being 25% lower than the national average. However, the fear of crime remains a notable issue locally.
- 3.3.7 With regard to educational attainment 29.7% of residents aged 16+ have higher-level qualifications (degree, HNC, HND or equivalent), 43.5% have lower level qualifications (GCSEs, A levels (NVQ level three or lower). A further 22.0% of the district's residents have no qualifications or their educational attainment is unknown. Historic Census data indicates a significant dichotomy between educational

⁸ Statistical Bulletin: Annual Mid-year population estimates, 2010 (published June 2011)

attainment between the north and south of the District, with residents living in the northern part of South Derbyshire typically being educated to a higher level.

MATERIAL ASSETS

- 3.3.8 Within the District, 72.5 % of the working age population is economically active, which compares favourably to the national average of 69.9%. This, however, masks inequalities at a more local level. Of the working population living in South Derbyshire, less than half also work within the District. As such a significant proportion of South Derbyshire's residents commute to Derby, Burton or further afield to access jobs. Average earnings by residence are £488.30 per week (gross) this is comparable with the national average of £499.30 per week. Despite the recent economic uncertainties unemployment rates within the District have remained low at around 1.5%, although unemployment rates are notably higher within the Swadlincote area than in the settlements located in the northern part of the District and within the male cohort.
- 3.3.9 There were 2,955 VAT registered businesses located within the District in 2007, of which around 60% of businesses operate within three commercial sectors: financial intermediation, real estate, renting and business activities; wholesale, retail and repair and construction. Manufacturing businesses account for less than 9% of all businesses but employ one sixth of the workforce, although this may reflect the significance of Toyota car plant located in Burnaston, which currently employs over 3000 people.
- 3.3.10 There are around 750 warehouse and factory premises in South Derbyshire and around 200 office premises located within the District. A recent employment land survey indicated that there is seven times the demand for industrial premises than for office development within the District. This is perhaps unsurprising given the dominance of industrial and manufacturing businesses within South Derbyshire.
- 3.3.11 Main roads located within the District include the A38 and A50 and A6 spur (which connects the A50 with the A52 in Derby). Both the M1 and the A42 are also accessible locally. Other locally important routes include the A511, A444 and the A514. Public transport provision within the District is focused around the main commercial centre of Swadlincote. There are two train stations within the District (Willington and Hatton), although stations at Burton on Trent and Derby are also important locally. East Midlands Airport is located just outside the District in North West Leicestershire.
- 3.3.12 At 2011, 13.5% of households had no access to a car, whilst 40.9% and 35.2% respectively had access to either one car, or two cars. As such car ownership is considerably higher within the District than at the national level, no doubt reflecting the largely rural nature of the District.

SOIL WATER AND AIR

- 3.3.13 The District has significant reserves of sand and gravel concentrated within the Trent Valley and the adjoining Lower Derwent and Dove Valleys. Between 2002-2011 an average of 1.23million tonnes of sand and gravel was won annually within Derbyshire most of which was produced at Swarkestone, Shardlow and Willington. In addition to active quarries in South Derbyshire there are a number of inactive but permitted sand and gravel sites within the District. At the end of 2011 permitted reserves of Sand and Gravel in Derbyshire stood at 8.85 million tonnes equivalent to 6 years supply.
- 3.3.14 The amount of household waste generated per person in South Derbyshire has increased slightly since 2000/01 rising from 440kg per head to 503kg per head in 2011. However over this period the amount of waste composted or recycled has increased significantly. Broadly speaking around half of all household waste from South Derbyshire is now recycled or composted.

- 3.3.15 The District has a significant amount of previously developed (brownfield) land equating to 387 hectares or just over 1% of the land area of the District. In 2011/12 38% of new homes were built on previously developed land. Completions on brownfield sites has fallen every year since 2005 when housing completions on brownfield sites accounted for 86% of all development.
- 3.3.16 Biological and Chemical water quality within the HMA is generally fair to very good, although there are a few exceptions. However many watercourses in the District have elevated levels of nutrients which can have a significant impact on aquatic ecology through stimulating the growth of benthic and microscopic plants. This can lead to oxygen depletion, a reduction in water clarity and an increased incidents of fish kills.
- 3.3.17 Around 18% of the total land area in South Derbyshire lies within an areas of high flood risk. A further 3% is at medium risk. Of the developed area of South Derbyshire 6.9% of urban and rural settlements by area are at high risk of flooding. A further 3.5% of urban and rural settlements by area are at medium risk. Broadly speaking therefore 10% of the Districts urban area is known to be at flood risk.

CLIMATIC FACTORS

- 3.3.18 Flood risk is likely to increase as a result of climate change with peak rainfall intensity increasing by around 30% by 2085 and peak river flow increasing by around 20% by 2025 during a 1 in 100 year event. As a result the level 1 Strategic Flood Risk Assessment (SFRA) for South Derbyshire identifies a number of areas which will experience greater flood risk.
- 3.3.19 Carbon Dioxide emissions within the District are significantly higher than the regional average. Per capita emissions for the district's residents are 8.3 tonnes per annum compared to 6.7 tonnes nationally. According to government data per capita CO² emissions within South Derbyshire decreased by 14% between 2005 and 2011. Annual rainfall within the District is slightly lower than the long-term regional average and national averages being 445mm in 2011.
- 3.3.20 In terms of large-scale renewable energy generating capacity, there is one landfill gas site in Bretby which has an output of 0.9 megawatts. In addition there is a 4.6 megawatt solar farm located at Toyota at their facility in Burnaston. In terms of non-renewable energy sources there are presently two disused coal fired power station sites in the District at Willington and Drakelow. A large Combined Cycle Gas Turbine Installation was consented in October 2007 by the Secretary of State under Section 36 of the Electricity Act 1989 on the site of the former Drakelow Power Station which was closed in 2003. Once constructed this site will have a generating capacity of around 1220MW, although an application to extend this site was submitted to the Department for Energy and Climate Change ("DECC") in April 2009. If consented and built this will increase the capacity of this site to 2640MW. In addition a further application for a 2400MW Combined Cycle Gas Turbine proposed for the former Willington Power Station was consented by the Secretary of State for the Department of Energy and Climate Change (DECC) in March 2011. If consented and built both power stations could generate electricity equivalent to over 6% of the UKs existing total electricity generation capacity.

CULTURAL HERITAGE

- 3.3.21 There are 712 listed building within South Derbyshire, of which 48 are grade 1 listed, 48 are grade 2* and 616 are grade 2. Of these 1 grade 1 building and 7 grade 2* buildings recorded as being at risk. 34 grade 2 listed buildings are also at risk. There are 22 Scheduled Ancient Monuments, 5 historic parks and gardens and 22 conservation areas within the District.

LANDSCAPE

- 3.3.22 There are 5 Regional landscape character areas within South Derbyshire; Melbourne Parklands, Mease and Sense Lowlands; the South Derbyshire Coalfield; the Trent Valley Washlands and the Needwood and South Derbyshire Claylands.
- 3.3.23 The main land use within the District is agriculture this occupies 25,500ha or 75% of the District and reflects the District’s predominantly rural nature. However, there is significant pressure for new development, particularly on the fringes of Derby City and Swadlincote reflecting South Derbyshire’s status as the fastest growing District in Derbyshire.

DATA LIMITATIONS

- South Derbyshire District was subject to a boundary review of its ward areas in 2009. This review led to changes in a number of ward boundaries in the District which makes comparing historical time series data less reliable for those areas which have been subject to boundary changes.
 - The Council holds very detailed environmental and social information on a number of areas around potential development locations due to historic environmental assessment work, which has been undertaken by the Council or site promoters/developers. For example we have very detailed information for sites around Drakelow, parts of Mickleover, Sinfen, Boulton, Chellaston, Littleover, Willington, part of Hilton, the A50-A38 interchange and the Swadlincote and Woodville Regeneration Area. This means that we have very detailed environmental and social data for some areas, but not others. In order to try and address this issue we have commissioned numerous studies (our evidence base) to allow a broad scale understanding of social, environmental and economic issues across the whole District.
 - The Council is still in the process of collecting some evidence, particularly that relating to education. As we collect this additional information we will amend this sustainability appraisal accordingly prior to adoption of the Plan.
- 3.3.24 Further information on the current state of the environment and the likely effects of the plan are considered at sections 5, 6 and 7 of this report and at Appendix 2 (Key Issues). This table includes a summary of current state of the environment and the likely evolution thereof without implementation of the plan or programme.

3.4 KEY SUSTAINABILITY ISSUES AND SUSTAINABILITY OBJECTIVES TO TACKLE THESE

3.4.1 Following a review of the baseline data collected to inform the preparation of the Local Plan the key environmental, social and economic issues currently affecting the District are summarised below. Additional information explaining the nature of potential impacts and the likely evolution of key sustainability issues affecting the Plan area without the implementation of the Local Plan are summarised at Appendix 2. The issues and likely future trends identified in this table were initially drawn up, and published during the ‘scoping’ stage. However, they have subsequently been amended to reflect comments received back during the scoping consultations.

3.4.2 The following Table indicates the Key Issues identified at Appendix 2 and the sustainability appraisal objectives identified by the Council to address those issues.

Table 3.2 Key Issues and SA Objectives	
Biodiversity, Fauna and Flora	
1	New development may affect specific internationally, nationally, or locally designated wildlife, geological and geomorphologic sites
2	New development could lead to the loss or deterioration of UK and local BAP priority habitats and species
A single SA objective has been identified to tackle the above key issues	
- To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	

Population and Human Health	
3	South Derbyshire has the fastest growing population in Derbyshire
4	The District has an ageing population
5	The cost of housing within the District is unaffordable for many within the local community.
6	The District has a significant population of gypsies and travellers whose needs differ to the wider population.
7	Levels of deprivation vary throughout the District with particular pockets of deprivation within the Swadlincote urban area.
8	Skill levels vary significantly across the District.
9	Crime rates within the District are low but fear of crime remains a significant issue
10	Many rural communities are becoming increasingly dormitory in nature due to the loss of existing community facilities and services
11	Less than a quarter of District's adults frequently participate in physical activity
Five SA objectives have been identified to tackle the above key issues	
<ul style="list-style-type: none"> - To provide decent and affordable homes that meet local needs - To improve the health and wellbeing of the population - To improve community safety and reduce crime and fear of crime - To improve educational achievement and improve the Districts skills base - To promote social inclusion and reduce inequalities associated with deprivation across the District. 	
Material Assets	
12	The District has a relatively small workplace workforce and is reliant on manufacturing for many of its jobs
13	There is remains pressure on existing employment sites to be developed for housing.
14	Three quarters of the District's land area is in agricultural use, but farmers and those in related businesses are facing increasing pressure to diversify.
15	Unemployment rates are on average low but vary significantly across the District.
16	The District is well served by the strategic road network although many routes suffer frequent congestion.
17	Local transport routes are relatively poor and suffer congestion, particularly during peak travel times.
18	New development will place further pressure on existing transport infrastructure, which may be difficult to manage given significant public and private sector funding constraints
19	Public transport provision across the District is variable
20	There are high levels of car usage and ownership within the District
21	The quality and range of retail and leisure services offered in Swadlincote and villages needs conserving and enhancing to prevent the loss of customers to nearby regional or local centres.
Five SA objectives have been identified to tackle the above key issues	
<ul style="list-style-type: none"> - To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices. - To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling) - To achieve stable and sustainable levels of economic growth and maintain economic competitiveness - To diversify and strengthen local urban and rural economies and create high quality employment opportunities - To enhance the vitality and viability of existing town and village centres 	

TABLE 3.2 KEY ISSUES AND SA OBJECTIVES (CONT)

Soil, Water and Air	
22	Around half of all household waste is still disposed of to landfill.
23	There will be a continued need for the sand and gravel workings within the Trent, Lower Derwent and Dove Valleys.
24	New development could generate the need for additional water supply but existing water supplies in many parts of the region are fully committed.
25	There is a lack of capacity in both the sewerage system and receiving environment in some areas to receive additional wastewater flows without further investment.
26	Much of the District lies within areas known to be at significant flood risk
27	New development could give rise to increased air, water or light pollution or could reduce local tranquillity
28	There is a significant amount of previously developed (brownfield) land within the District
	Six SA objectives have been identified to tackle the above key issues <ul style="list-style-type: none"> - To improve the quality of new development and the existing built environment - To minimise waste and increase the reuse and recycling of materials - To promote sustainable forms of construction and sustainable use of natural resources - To reduce, water, light, air and noise pollution - To minimise the irreversible loss of undeveloped (greenfield) land - To reduce and manage flood risk and surface water runoff
Climatic Factors	
29	There is virtually no existing renewable energy generation capacity within the District
	A single SA objective has been identified to tackle the above key issue <ul style="list-style-type: none"> - To reduce and manage the impacts of climate change and the District's contribution towards the causes
Cultural Heritage	
30	The cultural heritage, including archaeology of the district could be affected through the loss of historic assets or by unacceptable changes to their setting; but sensitive development could result in opportunities to enhance historic places and improve public access to historic sites
	Two SA objectives have been identified to tackle the above key issue <ul style="list-style-type: none"> - To protect and enhance the cultural, architectural and archaeological heritage of the District - To improve access to the cultural heritage of the District for enjoyment and educational purposes
Landscape	
31	Uncontrolled or unsympathetic development could harm local landscape or townscape character
32	New development could lead to the loss of existing open space which has recreational value or benefits the character of the area
	A single SA objective has been identified to tackle the above key issue <ul style="list-style-type: none"> - To conserve and enhance the District's landscape and townscape character

SECTION 4: THE SUSTAINABILITY APPRAISAL FRAMEWORK

4.0.1 Following on from the review of other plans, policies and programmes, the review of baseline data and the identification of key sustainability issues considered earlier in this report and at Appendix 3, the Council developed a Sustainability Appraisal Framework against which the Local Plan broad options can be tested. The 'framework' sets out a number of sustainability appraisal objectives, key questions and assessment criteria that the District Council has used to identify and predict the effects of implementing the Local Plan.

4.1 SUSTAINABILITY OBJECTIVES

4.1.1 The sustainability objectives were developed following a detailed review of relevant plans and strategies established at international, European Community, national, regional and local levels. In developing the proposed objectives, three key documents have been used to develop our own locally relevant sustainability objectives. These are:

- National Planning Policy Framework
- The Derbyshire Sustainable Community Strategy 2009-14
- The South Derbyshire Sustainable Community Strategy 2009-14

4.2 DETAILED DECISION MAKING CRITERIA (SUB-OBJECTIVES)

4.2.2 Detailed decision-making criteria are also included within the Sustainability Appraisal Framework. The purpose of these sub-objectives is to provide prompts which allows the District Council to identify whether more detailed objectives are being met. In total 53 detailed decision making criteria (sub-objectives) are included within the SA Framework.

4.3 INDICATORS

4.3.1 The role of the Sustainability Appraisal Framework is to provide a mechanism against which the likely impacts of implementing the Local Plan can be predicted prior to implementation. In addition the framework also provides a way for the District Council to monitor the actual impacts of implementing the Local Plan following adoption. The performance indicators set out in the SA Framework are largely drawn from existing information sources and have in many cases formed part of the baseline collected to inform key issues considered previously.

4.4 AMENDMENTS TO THE SUSTAINABILITY APPRAISAL FRAMEWORK

4.4.1 Following the composition of an initial set of sustainability objectives, detailed decision making criteria and (performance) indicators, which were developed in consultation with a number of other Council departments, including housing, economic development and environmental protection, the draft objectives were tested against the topic areas set out in Annex 1 of the SEA Directive⁹, namely *"biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage) and landscape.*

4.4.2 Following consultation on the draft 'Scoping Report' in 2008 and 2012 a number of amendments to the content of the SA Framework have been made to reflect representations received back from consultation bodies and other stakeholders. The changes made to the Sustainability Appraisal Framework are set out in Appendix 1. The Sustainability Appraisal Framework is set out overleaf

⁹ A matrix setting out the SEA topics relevant to each sustainability objective was set out at Table 2 of the Woodville – Swadlincote Town Centre Area Action Plan. Scoping Report

4.5 THE SUSTAINABILITY APPRAISAL FRAMEWORK

Table 4.1				
Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Biodiversity, Flora and Fauna*	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance natural semi natural habitats including internationally nationally and locally designated wildlife sites, or create new wildlife habitats?	Proportion of local sites where positive conservation management has been or is being implemented <i>Annual Monitoring Report updated annually.</i> Quality of SAC/SSSIs within South Derbyshire <i>(Natural England Website updated annually)</i> Number of County Wildlife Sites and Local Nature Reserves in South Derbyshire <i>Annual Monitoring Report updated annually.</i>	By 2020, the rate of loss of all natural habitats, including forests, is at least halved and where feasible brought close to zero, and degradation and fragmentation is significantly reduced
		Will it conserve protected species and habitats, UK and local BAP Priority Species and Habitats and enhance diversity?	Performance against Lowland Derbyshire Biodiversity Action Plan Targets <i>LDBAP Partnership</i>	Full list of targets available to view at: http://derbyshirebiodiversity.org.uk/
		Will it increase National Forest tree coverage in the District?	National Forest coverage within the District <i>(SDDC/National Forest Company)</i> <i>Annual Monitoring Report updated annually.</i>	Achieve 33% woodland planting and habitat creation across the National Forest Area
		Will it integrate new development within the setting of the National Forest?	Total area of national forest tree planting secured within District (Annually) as a result of new development <i>(AMR Local Indicator Data supplied by National Forest)</i>	National Forest planting Requirements 20% forest creation on dev. sites between 0.5ha and 10ha. £0% planting on sites over 10ha
		Will it protect sites of geological importance?	Number and area of RIGS within District <i>(South Derbyshire District Council)</i>	--
Population and Human Health	To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation or accepted as homeless?	Number of households on the household register <i>South Derbyshire District Council</i> Number of people accepted as homeless (annually) NHS South Derbyshire Health Profile/SDDC	--
		Will it increase the range and affordability of housing for all social groups?	Net Additional Dwellings <i>(AMR Core Indicator H2)</i>	Deliver 12,618 between 2011-2028
		Will it improve the suitability of new homes for older and disabled people?	Number of extra care homes delivered in the District annually. <i>(South Derbyshire District Council)</i>	
		Will it provide sufficient housing to meet existing and future housing need?	Net Affordable housing completions <i>(AMR Core Indicator H5)</i> Housing mix (new housing types) <i>(AMR Local Indicator)</i>	30% of all housing between 2011-28
		Will it reduce the number of unfit and empty homes?	Number of non-decent homes in District <i>South Derbyshire Private Sector Housing Condition Survey</i> <i>(South Derbyshire District Council)</i> Long term vacant dwellings <i>NOMIS</i>	
		Will it meet the needs of the travelling community and show people?	Net Additional Pitches <i>South Derbyshire District Council AMR Core Indicator (H4)</i>	Housing Targets to be established through revised GTAA

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Population and Human Health	To improve the health and well-being of the population	Will it improve people's health?	Life expectancy at birth (male and female) <i>(NHS South Derbyshire Health Profile-updated annually)</i>	--
		Will it improve accessibility to health care for existing residents (including older and disabled residents) and provide additional facilities for new residents?	Number of new or improved healthcare facilities delivered annually through development <i>(South Derbyshire District Council)</i>	--
		Will it promote healthy lifestyles?	Number of new sports pitches or other leisure facilities delivered annually through development <i>(South Derbyshire District Council)</i> Physically Active Adults <i>APHO Health Profile South Derbyshire updated annually</i>	By 2016 achieve a 1% point increase in adult participation of 3 x 30 minutes, (from 2005 baseline of 20.9%).
Population and Human Health	To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	Community Safety: Crime rates within South Derbyshire <i>Police Crime Map</i>	--
		Will it reduce the number people involved in accidents?	Road Safety Road injuries and deaths in South Derbyshire <i>APHO Health Profile South Derbyshire updated annually</i>	--
Population and Human Health	To improve educational achievement and improve the District's skills base	Will it increase educational attainment amongst young people?	Key stage 4: Percentage of school leavers achieving 5 or more grades A*-C at GCSE including maths and English <i>APHO Health Profile South Derbyshire updated annually</i>	--
		Will it reduce the number of working age residents who have no, or lower level qualifications?	Proportion of working age population with no, or lower level qualifications <i>Nomis updated annually</i>	--
Population and Human Health	To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between richest and poorest in the District?	Index of Multiple Deprivation SOA and District level data (IMD) <i>(DCLG updated periodically at irregular intervals) Next update 2015?</i>	--
Material Assets	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?	Settlements in District served by hourly bus and/or train services <i>South Derbyshire District Council Area Profile</i>	--
		Will it help deliver new or protect existing local services and facilities and encourage the creation of new facilities and public transport provision?	Loss of local community, leisure and shopping facilities to other uses <i>South Derbyshire District Council AMR Contextual Indicator.</i>	--

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Material Assets	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?	Traffic Counts on selected strategic roads in the District <i>DFT updated annually</i> http://www.dft.gov.uk/traffic-counts/download.php	
		Will it increase the proportion of journeys using modes other than the car?	Journey to work by mode <i>ONS Census Data - updated decennially</i>	--
		Will it make the best use of other infrastructure which serves new development	Capacity at Waste Water Treatment Works <i>Updated periodically (annually in Mease Catchment) by STW and SDDC</i> Supfast Broadband Roll Out <i>Digital Derbyshire Website</i>	--
Material Assets	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses and existing businesses to grow?	Percentage change in the total number of VAT registered businesses in the District <i>NOMIS, Labour Market Profile</i>	--
		Will it reduce unemployment rates overall and reduce disparities which exist across different parts of the District?	Unemployment by ward <i>Derbyshire County Council Monthly unemployment bulletin</i>	--
		Will it encourage economic diversification?	Proportion of the District Employed in key sectors <i>(NOMIS, Labour Market Profile for South Derbyshire – updated annually)</i>	--
Material Assets	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	Will it improve average incomes within the District?	Average income within the District by place of work <i>(ONS Annual Survey of Hours and Earnings (ASHE – updated annually)</i>	--
		Will it ensure the provision of an adequate supply of employment land and protect existing viable employment land sites?	Total additional land and floor space developed by type <i>SDDC AMR Core Indicator (BD1) - updated annually</i> Total available employment land and floor space by type <i>SDDC AMR Core Indicator (BD3) - updated annually</i> Losses of employment land <i>SDDC AMR Local Indicator (BD3) - updated annually</i>	Provision of 53ha of new employment land between 2011-2028
		Will it help support and encourage the growth of the rural economy?	Total additional floorspace and land developed <i>(South Derbyshire District Council)</i>	--
Material Assets	To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities within Swadlincote, Melbourne and larger villages?	Total amount of retail floor space (by type) in Swadlincote Town Centre <i>South Derbyshire District Council AMR Core Indicator (BD3)- updated annually</i> New retail space developed within villages <i>South Derbyshire District Council to be collected as part of Annual Monitoring</i> Loss of shops and other retail businesses to other uses <i>South Derbyshire District Council</i> Vacancy rates in Swadlincote Town Centre <i>South Derbyshire District Council</i>	--

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Soil, Water and Air	To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?	Number of homes completed annually meeting BfL12 Diamond Standard <i>To be established as a South Derbyshire District Council AMR local Indicator</i>	--
		Will it provide opportunity to use locally available natural resources or materials?	Locally available aggregate resources <i>Derbyshire County Council Local Aggregate Assessment (updated annually)</i>	--
Soil, Water and Air	To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?	Residual Household waste per household <i>South Derbyshire District Council AMR local Indicator</i>	--
		Will it increase waste recovery and recycling?	Percentage of household waste sent for reuse, recycling or composting <i>South Derbyshire District Council AMR local Indicator</i>	Recycling and composting of household waste to reach 40% by 2010, 45% by 2015 and 50% by 2020 (national target)
		Will it reduce the proportion of waste sent to landfill?	Municipal waste landfilled <i>South Derbyshire District Council AMR local Indicator</i>	By 2013 to reduce the amount of biodegradable waste land filled to 80% of what it was in 1995. (National target)
Soil, Water and Air	To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	Proportion of new homes built to level 3, or higher of the Code for Sustainable Homes per annum <i>South Derbyshire District Council: To be inserted as a local indicator into the AMR from April 2010.</i>	--
		Will it help reduce the need for land won primary minerals including sand and gravel?	Annual Aggregate usage <i>Derbyshire County Council Local Aggregate Assessment (updated annually)</i>	Target to be established through Minerals Local Development Framework
		Will it help ensure that water resources are used efficiently?	Water Usage per capita within Severn Trent and South Staffordshire Water Resource Areas <i>STW and SS websites</i>	125 l/p/d (Based on target included within building regulations)
Soil, Water and Air	To reduce water, light, air and noise pollution	Will it reduce water pollution?	Number of planning applications granted contrary to Environment Agency advice on water quality <i>South Derbyshire District Council AMR local Indicator</i> Annual average (mg/l) Orthophosphate in Selected watercourses in District <i>Environment Agency updated annually</i>	Target 0.05mg/l on River Mease 0.12 mg/l on other watercourses (Targets taken from Derby HMA outline WCS)
		Will it reduce light pollution?	Number of light pollution complaints received per 1000 residents <i>(South Derbyshire District Council to be collected as part of Annual Monitoring)</i>	--
		Will it improve air quality?	Population living within Air Quality Management Areas within the District <i>South Derbyshire District Council AMR local Indicator</i>	--
		Will it reduce noise pollution?	Number of noise pollution complaints received per 1000 residents <i>(South Derbyshire District Council to be collected as part of Annual Monitoring)</i>	--
Soil, Water and Air	To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?	Proportion of homes built on Greenfield land <i>South Derbyshire District Council AMR Core Indicator (H3)- updated annually</i> No of redundant building bought back into use <i>South Derbyshire District Council</i> Proportion of long term vacant dwellings in the District <i>Neighbourhood Statistics</i>	--

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Soil, Water and Air	To reduce and manage flood risk and surface water runoff	Will it reduce the impacts of flood risk?	Number of Planning Permissions granted contrary to Environment Agency advice on fluvial flooding. <i>SDDC AMR updated annually</i> Number of Planning Permissions granted contrary to Lead Local Flood Authority advice on surface water flooding. <i>(South Derbyshire District Council)</i> Number of existing properties within the Environment Agency's flood risk areas <i>(South Derbyshire District Council)</i>	No applications to be granted contrary to EA advice.
		Will it reduce surface water run off within the District?	Proportion of new development/dwellings incorporating Sustainable urban drainage techniques <i>(SDDC collected as part of Annual Monitoring for RSS8)</i>	--
Climatic Factors	To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	Carbon dioxide emissions within Authority Area <i>DECC – updated annually</i>	20% of energy from renewable sources by 2020
		Will it provide opportunity for additional renewable energy generation capacity within the District?	Renewable Energy Capacity within the District <i>SDDC AMR local Indicator- updated annually</i>	To achieve 15% of energy consumed by 2020 (national target)
Cultural Heritage (including architectural and Archaeological Heritage)	To protect and enhance the cultural, architectural and archaeological heritage of the District	Will it protect and enhance, the setting of historic, cultural, architectural and archaeological features in the District?	Number of listed buildings or structures in South Derbyshire <i>SDDC AMR Local Indicator – updated annually</i> Heritage at risk <i>SDDC AMR Local Indicator – updated annually</i> Number of Conservation Areas within South Derbyshire <i>SDDC AMR local indicator – updated annually</i>	Target 100% of Conservation Areas to have an up to date character appraisal and management Plan.
Cultural Heritage (including architectural and Archaeological Heritage)	To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and the understanding of the District's historic and cultural facilities?	Proportion of Conservation Areas with an up to date character appraisal and management plan <i>SDDC AMR local indicator – updated annually</i>	100% of conservation areas to have an up to date character appraisal
Landscape	To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict degraded and underused land within the District?	Proportion of new development on PDL <i>SDDC AMR Local Indicator – updated annually</i> Amount of land on districts NLUD database <i>SDDC AMR Local Indicator – updated annually</i>	--
		Does it respect and protect existing landscape character?	The proportion of housing completions on sites of 10 or more) which have been supported, at the planning application stage by a landscape character assessment <i>(SDDC to be collected as part of Annual Monitoring)</i>	--
		Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	Number of planning application leading to a loss of open spaces <i>SDDC AMR local Indicator - updated annually</i>	--

* Biodiversity, Flora and Fauna* including Geodiversity, Geology Geomorphology.
Source: SDDC updated Scoping Report 2012

SECTION 5: LOCAL PLAN BROAD OPTIONS APPRAISAL

The parts of the SEA Directive Requirements considered in the section:

The need for the Environmental (Sustainability) Report to provide information on:

Relevant aspects of the current state of the Environment and the likely evolution thereof, without implementation of the Plan.

The environmental characteristics likely to be significantly affected

Any existing environmental problems which are relevant to the Plan or Programme including, in particular relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC

The environmental [Sustainability Appraisal] report... shall be prepared in which the likely significant effects on the environment¹⁰ of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described and evaluated (Article 5)

An outline of the reasons for selecting the alternatives dealt with, a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information

- 5.0.1 Having defined the Sustainability Appraisal Framework the Authority sought to outline its vision for inclusion in the Local Plan. The first iteration of a Plan vision was included in the 2009 Issues and Ideas Consultation. This vision, together with responses to this consultation assisted in the identification of a first iteration of Local Plan Objectives first published in the Issues and Alternative Options Consultation (2010). Both the vision and the Plan Objectives have been refined overtime to reflect input from the consultation events and where relevant the outcomes of this Sustainability Appraisal. A copy of the responses received back by the Authority on the Vision and Plan Objectives and how these comments have been reflected in the final vision and plan objectives is set out at Section 1 of this report and is available to view in the Council's draft consultation statement which is available on our website.

5.1 COMPATIBILITY OF THE LOCAL PLAN OBJECTIVES AGAINST THE SUSTAINABILITY OBJECTIVES.

- 5.1.1 Government guidance on Sustainability Appraisal emphasises the importance of compatibility analysis as part of the appraisal process. By comparing the objectives set out in the Local Plan with those set out in the Sustainability Appraisal we can ensure that wherever possible the Local Plan will deliver 'sustainable development' and will not have unforeseen negative impacts on the people, economy or environment of South Derbyshire. This is because where conflicts arise as a result of inconsistent Sustainability Appraisal and Plan Objectives changes to the Plan objectives themselves, or to the ways the Plan is implemented can help resolve any conflicts.
- 5.1.2 It should be noted, however, that the plan objectives set out in the Local Plan, are distinct from the sustainability objectives (set out in the SA Framework) although in some cases there may be significant overlap between them.
- 5.1.3 The following table (table 5.1) sets out the findings of the appraisal of the Local Plan objectives against the SA objectives. Further information regarding identified conflicts is then set out in table 5.2 together with consideration of how any conflicts can be best resolved.

¹⁰ including issues such as biodiversity, population, human health, fauna, flora, water, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interaction between the above factors; (these effects should include secondary, cumulative, synergistic, short medium and long-term, permanent and temporary, positive and negative effects. (SEA Directive Annex 1)

	To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.	To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities	To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	To ensure our communities can be safe, clean, vibrant, active and healthy	To ensure sustainable, living and working urban and rural communities	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.	To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations	To enhance and develop the role of Swadincote town centre and its wider urban area as a focus for living, working, shopping and leisure	To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✓	--	?	?	✓	?	?	✓	✓	✓	?	--	?
to provide decent and affordable homes that meet local needs	✓	✓	✓	✓	✓	✓	✗	✓	?	✓	✓	✓	✓
to improve the health and well-being of the population	✓	✓	✓	✓	✓	✓	✓	✓	--	✓	--	--	✓
to improve community safety and reduce crime and fear of crime	✓	✓	--	--	✓	✓	✓	✓	--	--	✓	✓	✓
to improve educational achievement and improve the District's skills base	--	✓	✓	--	--	--	--	✓	--	✓	--	--	✓
to promote social inclusion and reduce inequalities associated with deprivation across the District	--	✓	✓	✓	✓	✓	✓	✓	--	?	--	?	--
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✓	✓	✓	✓	✓	?	✓	✓	--	✓	?	✓	✓
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	✓	✓	?	✓	✓	?	✓	✓	--	✓	✓	✓	✓
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	✓	--	✓	✓	--	✓	✓	✓	✗	✓	?	✓	--

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✓	--	✓	✓	--	✓	?	✓	X	✓	?	✓	--
to enhance the vitality and viability of existing town and village centres	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	--
to improve the quality of new development and the existing built environment	✓	✓	--	✓	✓	--	✓	✓	✓	✓	✓	✓	✓
to minimise waste and increase the reuse and recycling of waste materials	✓	--	--	✓	--	--	--	✓	✓	?	✓	--	--
to promote sustainable forms of construction and sustainable use of natural resources	✓	--	✓	✓	--	✓	✓	--	?	✓	✓	--	--
to reduce water, light, air and noise pollution	✓	--	X	X	?	?	✓	✓	✓	✓	?	X	✓
to minimise the irreversible loss of undeveloped (greenfield) land	✓	--	--	--	✓	?	--	--	?	--	✓	?	✓
to reduce and manage flood risk and surface water run-off	✓	--	--	✓	✓	--	--	✓	✓	--	?	--	✓
to reduce and manage the impacts of climate change and the District's contribution towards the causes	✓	--	✓	✓	--	?	✓	✓	✓	✓	--	✓	✓
to protect and enhance the cultural, architectural and archaeological heritage of the district.	✓	--	X	X	✓	?	--	--	✓	✓	?	?	✓
to improve access to the cultural heritage of the District for enjoyment and educational purposes	✓	✓	✓	?	✓	✓	--	--	✓	✓	?	?	✓
to conserve and enhance the District's landscape and townscape character	✓	--	X	X	--	--	--	✓	✓	✓	?	?	✓

5.2 Compatibility of the Local Plan Objectives and the Sustainability Objectives

5.2.1 As indicated in table 5.1, above, there are a number of Plan Objectives which perform relatively poorly in terms of sustainability. In particular, new employment development and the provision of new housing could give rise to increased levels of pollution, particularly in existing urban areas, and could have a negative impact on landscape and townscape character as well as the cultural, architectural and archaeological heritage of the district.

5.2.2 In addition, objectives in the Local Plan to ensure sustainable living and working urban and rural communities could also conflict with sustainability objectives to protect local landscape and the wider countryside. Similarly, providing more homes within or on the edge of rural communities could conflict with objectives to reduce the need to travel. Full consideration of these issues is set out below:

Table 5.2 Plan Objectives which Conflict with Sustainability Objectives

Sustainability Objective	Plan Objective	Comment
to provide decent and affordable homes that meet local needs	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. The provision of new housing to meet the needs of existing communities (including those in the District's more rural areas) will therefore lie at the heart of the Local Plan. However, directing new housing to more accessible rural locations, or to villages with a good level of local service provision (for example through a settlement hierarchy policy) could help reduce the significance of any potential conflict.
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	Evidence collected to inform the preparation of the Local Plan indicates that the District has a relatively small workplace workforce and is reliant on manufacturing for many of its jobs. Economic development and an increase in employment land provision may not be wholly compatible with the Plan Objective to respect local landscape character, culture and heritage. The conflict between growth and environmental protection is flagged up further below
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	The diversification of existing urban and rural communities could conflict with objectives to respect local landscape character, culture and heritage. However directing new growth to parts of the district where landscape and cultural impacts can be reduced (as the local landscape or townscape is less sensitive) and the further mitigation through the inclusion of appropriate landscaping, screening and heritage protection and design policies in the Plan could help reduce the likely significance of impacts.
to reduce water, light, air and noise pollution	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	These objectives could conflict where new development is bought forward without sufficient safeguards being adopted to minimise likely water, air, noise and light pollution. Changes to the Plan Objective to include a requirement respects environmental limits and safeguards natural resources inserted. However the Plan should include requirements to minimise the environmental impacts of new commercial and industrial developments through appropriate measures to limit pollution and other emissions. Possibly through the inclusion of an amenity and environmental quality and drainage/water quality policy within the Plan.
to reduce water, light, air and noise pollution	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	These objectives could conflict where new development is bought forward without sufficient safeguards being adopted to minimise likely water, air, noise and light pollution. No changes to the Plan Objective are proposed as it already stipulates the need for 'sustainable' growth. However the Plan should include requirements to minimise the environmental impacts of new housing development through appropriate measures to limit pollution and other emissions. Possibly through the inclusion of an amenity and environmental quality and drainage/water quality policy within the Plan.
to reduce water, light, air and noise pollution	To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure	These objectives could conflict where new development in Swadlincote Town Centre is bought forward without sufficient safeguards being adopted to minimise likely water and air emissions and to reduce noise and light pollution. Impacts could be mitigated through careful site selection and the inclusion of requirements to minimise the environmental impacts of new developments through appropriate measures to limit pollution. Possibly through the inclusion of an amenity and environmental quality policy within the Plan.
to protect and enhance cultural, architectural and archaeological heritage of the district.	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	The Plan objective to deliver economic growth could erode the architectural and archaeological heritage of the District. In this case the Plan Objective may not be wholly compatible with the Sustainability Objective. However objectives to encourage economic growth will need to take priority and impacts lessened by directing new growth to areas where architectural, cultural and heritage impacts are less likely and can be reduced through appropriate mitigation. For example by the inclusion of landscaping, screening, heritage protection and design policies within the Plan. In addition changes to the Plan Objective have been included in response to this appraisal to include a requirement for growth which respects environmental limits and safeguards natural resources.
to protect and enhance cultural, architectural and archaeological heritage of the district.	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. Housing delivery to meet identified need will be central to the delivery of the Plan and forms the key component of it. However in order to ensure inappropriate impacts on heritage features do not arise the Plan will need to

	employment opportunities	allocate strategic growth to locations which have environmental capacity to accommodate growth (for example away from areas of heritage restraint) and include appropriate mitigation necessary to minimise the effects of development on heritage for example through the inclusion of a heritage protection policy within the Plan.
to conserve and enhance the District's landscape and townscape character	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	The Plan objective to deliver economic growth could erode the architectural and archaeological heritage of the District. In this case the Plan Objective may not be wholly compatible with Sustainability Objective. However objectives to encourage economic growth will be central to the plan. The Plan will therefore need to target new economic development growth to areas where significant architectural cultural and heritage impacts are not likely and can be further reduced through appropriate landscaping, screening and design policies. These could be required through the Plan. In addition the Plan Objective has been amended to include a requirement respect environmental limits and safeguards natural resources.
to conserve and enhance the District's landscape and townscape character	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. These objectives could conflict where new housing development is bought forward in areas most sensitive to development in landscape and townscape terms. No changes to the Plan Objective are proposed as it already stipulates the need for 'sustainable' growth. However the Plan should steer growth to low sensitivity areas and include requirements to minimise the environmental impacts of new housing development through the inclusion of appropriate landscaping and design policies.

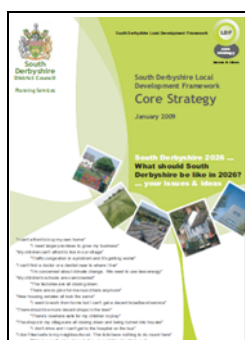
5.2.3 Overall it was concluded the Plan objectives and Sustainability Objectives were broadly compatible, although a small number of conflicts were recorded. These tended to be between objectives to deliver housing and employment growth and objectives to safeguard the natural and built environment. In order to address these conflicts, changes either to the wording of the Plan Objectives or the need for careful site selection and the inclusion of specific policies in the plan to help improve plan performance.

5.3 IDENTIFYING AND DEVELOPING THE BROAD STRATEGIC OPTIONS

5.3.1 To date the Council has identified and refined the strategic options for delivering its Local Plan through seven principal stages of public consultation. These are:

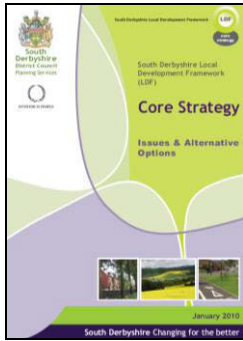
- South Derbyshire Local Development Framework Core Strategy - Issues and Ideas (January 2009)
- South Derbyshire Local Development Framework Core Strategy - Issues and Alternative Options (January 2010)
- South Derbyshire Local Framework Core Strategy - Neighbourhood Planning (Spring 2011)
- Derby Housing Market Area - Options for Housing Growth (July 2011)
- South Derbyshire Preferred Growth Strategy (October 2012)
- South Derbyshire Draft Local Plan (September 2013)
- South Derbyshire Pre Submission Local Plan. (March 2014)

5.3.2 A summary of the consultation documents produced to date is listed below:



South Derbyshire Local Development Framework Core Strategy - Issues and Ideas

The purpose of this document was to set out a vision of how the District would look in the future. It identified locally specific issues concerning a range of planning related topics including: housing, transport and travel, employment, climate change and environmental conservation and asked a range of questions concerning future development and growth issues in South Derbyshire.



South Derbyshire Local Development Framework Core Strategy - Issues and Alternative Options

The purpose of this document was to build on the comments received during the Issues and Ideas consultation. It included an up dated vision and a set of draft Plan Objectives and outlined a range of key issues facing the district (these being based on the key issues identified in the Sustainability Appraisal Scoping Report). This document also outlined the main Plan options which are considered in more detail below.

South Derbyshire Local Framework Core Strategy - Neighbourhood Planning.

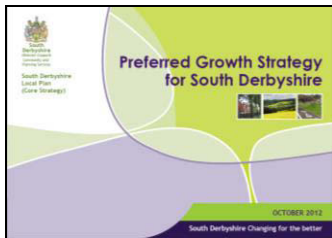


The purpose of this round of consultations was to respond to the localism agenda and identify infrastructure and other planning issues within local communities. The Council's Area Profiles, which sought to identify locally specific issues for a range of broad areas across the District, were launched during this consultation and provided the basis for local discussions at a number of drop-in events undertaken across the District).



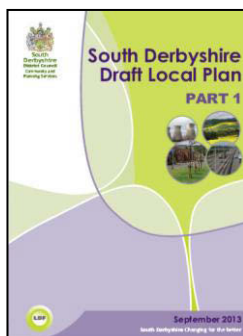
Derby Housing Market - Options for Housing Growth

The purpose of this round of consultation was to set out options for growth following the anticipated revocation of the Regional Plan which set out specific top down housing targets and detailed the broad locations where most growth would need to be located in South Derbyshire.



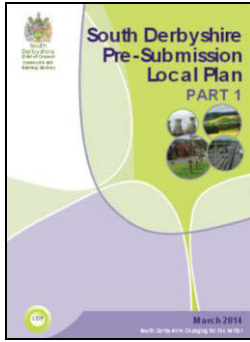
Preferred Growth Strategy for South Derbyshire

This document set out a draft housing requirement for the period to 2028 and the Councils preferred and 'not preferred sites housing sites together with strategic employment Development and the retention of greenbelts within the District.



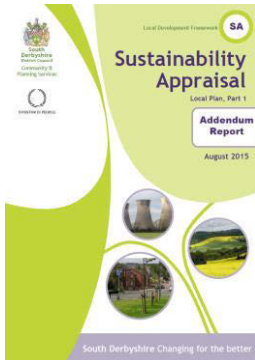
South Derbyshire Draft Local Plan (Part 1)

This document sets out an updated housing requirement, the proposed location of housing and employment sites and the potential locations of a reserve housing site together with a suite a policies to control new development to 2028. This Sustainability Appraisal accompanies this document.



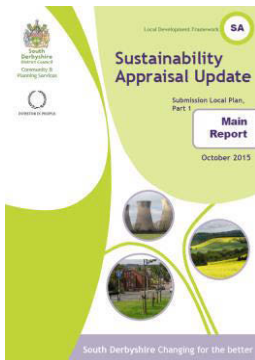
Pre Submission Local Plan

The purpose of this document is to consult on the Soundness of the Plan. This is the Plan the Council intends to submit to the Secretary of State, together with any minor modifications proposed in response to the presubmission consultation.



Sustainability Appraisal Addendum Consultation

The purpose of this document is to consult on the options for apportioning Derby City's unmet housing needs across the Derby HMA.



Sustainability Appraisal Update Consultation

The purpose of this document is to consult on the proposed addition of a further strategic site on land to the West of Mickleover.

5.4 Background on the Strategic Options Appraisal

5.4.1 There were no broad options identified during the 'Issues and Ideas' consultation in 2009, as this sought to focus on the development issues to be addressed through the Local Plan (Core Strategy), rather than the options available to address them. As such it was the 'Issues and Alternative Options' document published in January 2010 that for the first time sought to identify the issues the Plan would seek to address and the broad options for addressing these issues. However, this consultation was undertaken within the context of the East Midlands Regional Plan, which set out a clear framework for growth in South Derbyshire specifying both the amount of housing growth required in the District and the general distribution of that growth.

5.4.2 A complete list of the issues considered in the Issues and Alternative Options and the Options for Housing Growth Consultation Document is set out below:

OVERALL GROWTH OPTIONS

How Much Housing Growth in the Derby Housing Market Area

How Much Employment Land in the Derby HMA

WHERE SHOULD GROWTH BE PROMOTED?

The Derby Urban Area

Housing Options (around Derby)

Housing Delivery Options (around Derby)
Employment Land Options (around Derby)
Transport Options (around Derby)

Swadlincote, the Villages and Other Rural Places

Housing Options
Sub-Options for Directions of Growth in Swadlincote
Employment Land Options (away from Derby)
Transport options (away from Derby)
Regeneration in Swadlincote and Woodville

STRATEGIC DISTRIBUTION (LOGISTICS) FACILITIES

Strategic Distribution Facilities

THEMED OPTIONS

Design Excellence
Renewable Energy and Sustainable Construction
Water and Flood Risk
Water Supply
Waste and Surface Water
Affordable Housing
Housing Densities, Mix and “Town Cramming”
Special Areas of Housing Need
Town Centres and Retailing
Infrastructure

- 5.4.3 Following the change of administration in 2010, it became clear that it was the intention of the Coalition Government to revoke the Regional Plan and place greater powers with Local Authorities and communities in developing local planning policy. In seeking to address this new localism agenda the District Council organised a further round of consultation and published a set of Area Profiles (which are available to view on the Council’s website) to give local residents further opportunities to discuss issues affecting their area and feed comments into revised options concerning the scale and distribution of housing growth in South Derbyshire. These options were then presented in a Housing Market Area – wide document in Summer 2011 and looked specifically at two issues:
- The level of growth that should be planned for in the absence of Regional Plan requirements
 - The distribution and general locations of future housing
- 5.4.4 The broad options identified concerning housing growth and distribution superseded those identified in the Issues and Alternative Options Consultation. This report therefore relates to the housing growth and distribution options expressed in the Summer 2011 consultation document or any subsequent options identified as a result of the Housing Requirements Study which have been consulted upon during subsequent consultations. In addition a further housing requirement figure tabled by a consortium of developers as a response to the Preferred Growth Strategy in 2012 is also assessed within this report.
- 5.4.5 Under the government’s Localism Agenda there is greater opportunity to distribute housing growth more flexibly throughout the District. As such, whereas in the 2010 Issues and Alternative Options consultation on housing distribution separated distribution on the southern edge of Derby from housing distribution in the remainder of the District, the summer 2011 consultation sought to look at the issue of housing distribution across the whole District. This recognised that there might be a greater role for some rural villages, or even new settlements to meet the District’s housing need.
- 5.4.6 In summary therefore, the up to date and complete list of issues for which the Council has sought to identify broad strategic options is as follows:

OVERALL GROWTH OPTIONS

- 1 How Much Housing growth?
- 2 How Much Employment Land in the Derby HMA?

WHERE SHOULD GROWTH BE PROMOTED?

Distributing Growth

- 3 Housing Distribution – South Derbyshire

The Derby Urban Area

- 4 Housing Delivery Options – Single or Multiple Locations (around Derby)
- 5 Sub-Options for Directions of Growth (around Derby)
- 6 Employment Land Options (around Derby)
- 7 Transport Options (around Derby)

Swadlincote, the Villages and Other Rural Places

- 8 Sub-Options for Directions of Growth – Swadlincote
- 9 Sub-Options for Directions of Growth - Rural Areas
- 10 Employment Land Options (away from Derby City)
- 11 Transport options (away from Derby City)
- 12 Regeneration in Swadlincote and Woodville

STRATEGIC DISTRIBUTION (LOGISTICS) FACILITIES

- 13 Strategic Distribution Facilities

THEMED OPTIONS

- 14 Design Excellence
- 15 Renewable Energy and Sustainable Construction
- 16 Water and Flood Risk
- 17 Water Supply
- 18 Waste and Surface Water
- 19 Affordable Housing
- 20 Housing Densities, Mix and “Town Cramming”
- 21 Special Areas of Housing Need
- 22 Town Centres and Retailing
- 23 Infrastructure
- 24 Green Belt

- 5.4.7 A full list of the Broad Options identified and the assessment of their likely performance against the Sustainability Appraisal Framework is set out in the remainder of this Chapter.

5.5 UNDERTAKING THE SUSTAINABILITY APPRAISAL OF THE BROAD STRATEGIC OPTIONS

- 5.5.1 During the Sustainability Appraisal, the broad options identified in the Issues and Alternative Options Consultation and Preferred Growth Strategy were considered against the sustainability objectives and decision-making criteria set out in the updated SAF (Table 4.1 above). And whilst the impacts of the options are only explicitly scored against the Sustainability Objectives (this is consistent with best practice guidance issued by the Planning Advisory Service) – the detailed decision making criteria (or sub objectives) were considered by the planning team during the appraisal work in order to tease out key impacts of identified local significance in a consistent manner. A full list of detailed decision making criteria can be viewed in the Sustainability Appraisal Framework.

Figure 5.1: An example of a completed Sustainability Appraisal table.

Surface Water		
Issue 18 – Waste and Surface Water		
Local Plan Approaches: Surface Water Option 1: Business as Usual Seek sustainable urban drainage systems wherever practicable in accordance with the National policy (BUA)		
Surface Water Option 2: Higher Standards: Specification of high environmental standards relating to surface water management		
Summary of initial appraisal work: See commentary at end of this schedule		
SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✓ New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS in accordance with best practice could also improve biodiversity on site. Impacts would be positive and of minor to moderate significance.	✓ New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS, which policy would require to mitigate natural systems could improve biodiversity on site and would apply to all sites rather than just the largest developments. Impacts would be positive and of minor to moderate significance.
to provide decent and affordable homes that meet local needs	-- No significant impact identified	X The cost of developing complex SUDS systems beyond requirements set out in national policy and guidance and the cost of managing these could reduce developer contributions available to deliver affordable housing. The extent of any impacts is uncertain but the direction of impact is likely to be negative .

5.5.2 In appraising the broad options for each of the issues included in the Issues and Alternative Options Consultation and the Preferred Growth Strategy the likely performance of the options have been recorded in terms of:

- The direction of impact (whether impacts are positive or negative)
- The significance of impacts (whether impacts will have a minor, moderate or major impact)
- The duration of impact (whether impacts are likely to be short medium or long term, temporary or permanent)

5.5.3 An assessment of secondary, cumulative or synergistic impacts are set out in Section 7 and 9 of this report.

5.5.4 Detailed appraisals relating to each broad option are set out in the technical appendices to this report will be published alongside this report for information (See Appendix 4). The broad options appraisals are summarised within section 5 of this report (together with additional information such as indicative mitigation measures which could be adopted to increase the benefits of the option and avoid or reduce any adverse effects.

5.5.5 In order to allow a quick comparison of the performance of each broad option they are 'scored' as follows:

✓✓	Major beneficial effect
✓	Minor / Moderate beneficial effect
--	Neutral/no effect
X	Minor / Moderate undesirable effect
XX	Major undesirable effect
?	Uncertain effect

5.5.6 Where individual broad options or specific development sites are appraised there have been no weightings applied and no rank of option performance. Instead the Council has sought

to assess each option or site on its merits and used professional judgement of officers or other stakeholders to select preferred options.

- 5.5.7 It should be noted, however that whilst SA informs decision making it is one on many considerations that can influence the scope and detail of a plan. For example other considerations could include consultation responses received during Plan preparation as well as national guidance, policy and legislation. As such SA does not direct decisions about whether a specific policy approach should be pursued but should help inform the decision making process. For example, inclusion of an SA objective or sub-objective (e.g. on reducing car usage) does not rule out certain types of development (e.g. development in areas where there is no public transport provision). Instead, it ensures that decisions on the options or policies to be included in the Local Plan are fully considered and decisions are made in full knowledge of their likely consequences.
- 5.5.8 This section also includes a summary of consultation responses received during the Issues and Options Consultation, whether or not options could affect areas of particular environmental sensitivity and a justification of which broad option is 'preferred' by the Authority. It also documents any technical issues or uncertainties associated with the appraisal work where these exist.
- 5.5.9 Following on from Section 5 which reviews the Broad Strategic Options, the Preferred Options are then reviewed in greater detail in Section 6. This predicts the likely effects of the preferred option and where appropriate identifies measures to improve the environmental, economic or social performance of the preferred option and where mitigation is identified seeks to make a judgment about the likely residual impacts of implementing the preferred option, (i.e. the Local Plan).
- 5.5.10 Section 7 includes the result of the appraisal of policies against the SA Framework. The Council has subjected the policies to appraisal to help us understand how the policies perform in respect of the identified Sustainability Objectives and guide the refinement of policies.
- 5.5.11 Section 8 then considers the preferred and non preferred sites explaining the reasons for selecting or not selecting sites identified through the plan process. Section 9 then considers the Plan wide effects of the sites in combination with each other. Section 10 includes sets out how the Sustainability Appraisal process has influenced Plan Making, whilst sections 11 and 12 set out proposals for monitoring and explains the next stages of the Plan making process respectively.

5.6.1 ISSUE 1: The AMOUNT OF HOUSING GROWTH FOR SOUTH DERBYSHIRE

- i Overall options for growth in the Derby Housing Market Area were consulted upon in the July 2010 Issues and Alternative Options Consultation, the Derby Housing Market Area – Options for Housing Growth (Spring 2011) and the Preferred Growth Strategy (PGS) consultation undertaken Autumn 2012.

Housing Need

- ii Prior to the Revocation of the Regional Spatial Strategy in 2013 the housing requirement for South Derbyshire stood at 600 homes. Whilst the Regional Plan was in force Local Plans were required to be in general conformity with the Regional Plan and as such the housing requirement was effectively prescribed by this document. However even prior to the revocation of this plan it was clear that South Derbyshire would need to identify, through its own objective assessment of need housing requirements for the District. The District Council has worked with partners to identify the overall need and to this end jointly commissioned and published a number of housing growth scenarios for both the Derby Housing Market Area and the District which were published in July 2011. A summary of the scenarios identified and the methodology used to define dwelling forecasts can be found [here](#).
- iii However, in brief the Derby Housing Market Area population and household projections initially identified are as follows:

Scenario	Brief summary	HMA Requirement (per annum)	District Requirement (per annum)
Dwelling Led	Assumes continuation of building rate from April 2000-March 2010 for duration of plan period	1,613	568
Employment Led	Assumes total number of jobs in each local Authority area remains constant from 2008/09 over the projection period	1,619	380
Migration Led	Considers historic migration trends and projects these into the future	2,449	741
Natural Change	Considers housing requirements of the existing population only and assumes no one moves in to, or out of, the area	1,425	260
Net Nil Migration	Shows housing levels required if in migration to, and out migration from the HMA were in balance	1,441	267
SNPP	This scenario replicates the population in the Office for National Statistics (ONS) 2008 based population projections for each year of the projection period. They were based on migration trends over the period 2003-2008. And broadly match CLG household projections.	2,367	583

- iv The HMA Authorities presented three of the identified growth scenarios for consultation in its joint 'Options for housing Growth' Consultation. Those included as options were the Dwelling Led Scenario (Business as Usual), Net Nil Migration (a lower delivery option) and Scenario 6 'SNPP' or Sub National Population Projections (a higher delivery option). Through this consultation it was acknowledged that the amount of growth for Derby City was unlikely to be accommodated in Derby City and as such some additional housing would need to be accommodated in South Derbyshire to accommodate the city's unmet need. However, for the purposes of Sustainability Appraisal and assessing the likely performance of discreet housing options it was not considered necessary to review the Sub National Population Projections scenario as the housing requirement for South Derbyshire in respect of this scenario is similar to the dwelling led and business as usual scenarios and as such

the performance of implementing this scenario would be of limited value given that its performance would be broadly consistent with these scenarios. As such a higher district requirement was selected for appraisal through the SA process. To this end an appraisal of a higher growth (migration led) scenario was selected for appraisal. A fourth option was also included for appraisal at this stage of the process, this option was based on the than East Midlands Regional Plan housing requirement for South Derbyshire which equated to 600 homes per annum. As indicated above other possible scenarios do exist but the options selected for appraisal, were considered to provide a good indication of the broad range of needs to be met and provided opportunity to assess a low medium and high growth options.

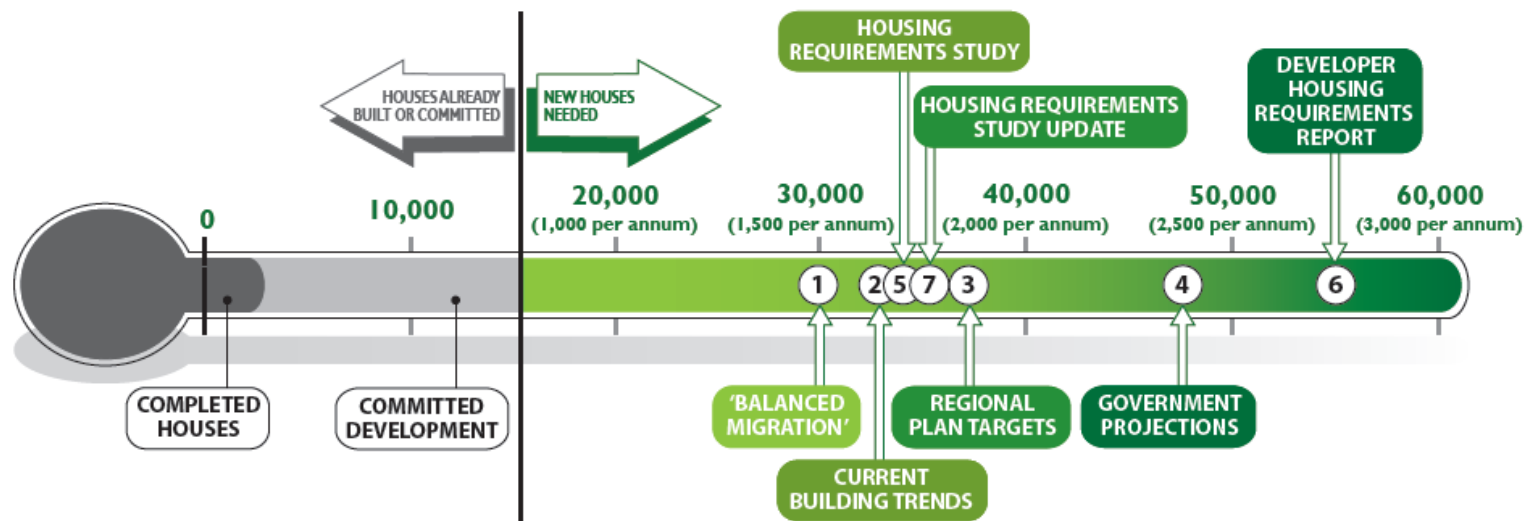
- v A further (fifth) housing need option was identified and consulted upon through the Preferred Growth Strategy for Derbyshire (October 2012). This Plan identified a need for 33,700 homes (12,700 within South Derbyshire between 2008-28 or 635 homes per annum). These figures were derived through the Derby Housing Market Area Housing Requirement Study published in September 2012 and helped refine the range of options consulted upon in 2011. The requirement for South Derbyshire took account of the finite capacity of Derby City to accommodate growth over the Plan period and included housing to meet some of Derby City's unmet need.
- vi Following this consultation, the Authority received a response from a consortium of developers which identified the need to significantly boost housing delivery consistent with the requirements of the National Planning Policy Framework. They also considered that some of the data used to inform the Derby Housing Market Area Housing Requirement Study was out of date and that housing need within the HMA was significantly higher than the Housing requirement included in the Preferred Growth Strategy being 54,482 dwellings over the 2008-28 Plan period. Within South Derbyshire this housing requirement would be significantly higher than any of the previous scenarios tested and as such it was considered appropriate to test this requirement through the Sustainability Appraisal as Option 6. For the purposes of the appraisal it has been assumed that this requirement would equate to 1,045 dwelling per annum over the Plan period within South Derbyshire.
- vii A final option appraised through the SA reflects the amended housing requirement identified through the Strategic Housing Market Area update published in 2013. As a result of this update the overall housing need for the Derby HMA increased to 35,354. In response to this change Derby City Council looked again at its capacity to accommodate growth over the Plan period and confirmed it could accommodate 12,500 homes in the period 2008-28 through the release of an additional greenfield site within the City. In addition to additional growth in the city, South Derbyshire housing requirement also increased to 13,454 between 2008-28 to meet this revised housing HMA housing requirement. Over a 20 year period this equates to 673 homes per annum.

What options have not been considered?

- viii The District Council has not considered a no growth option or growth levels less than the 260 homes per annum. Low levels of growth would not meet identified housing needs considered through evidence to identify housing need and in any case given the existing stock of commitments within the District (i.e. sites with planning permission) it is likely that average annual housing supply over the whole of the Plan period would be higher than the low levels assumed in such scenarios. Growth levels at higher than those identified by a consortium of developers are not considered necessary to appraise on the basis of any available evidence. Therefore assessment of higher growth options have been discounted and also they are unlikely to represent realistic or deliverable options.

- ix In reality the number of new homes required are not distinct options, but rather a continuum of different housing growth options as illustrated in figure 5.2 below.

Figure 5.2: Housing Options for the Derby Housing Market Area



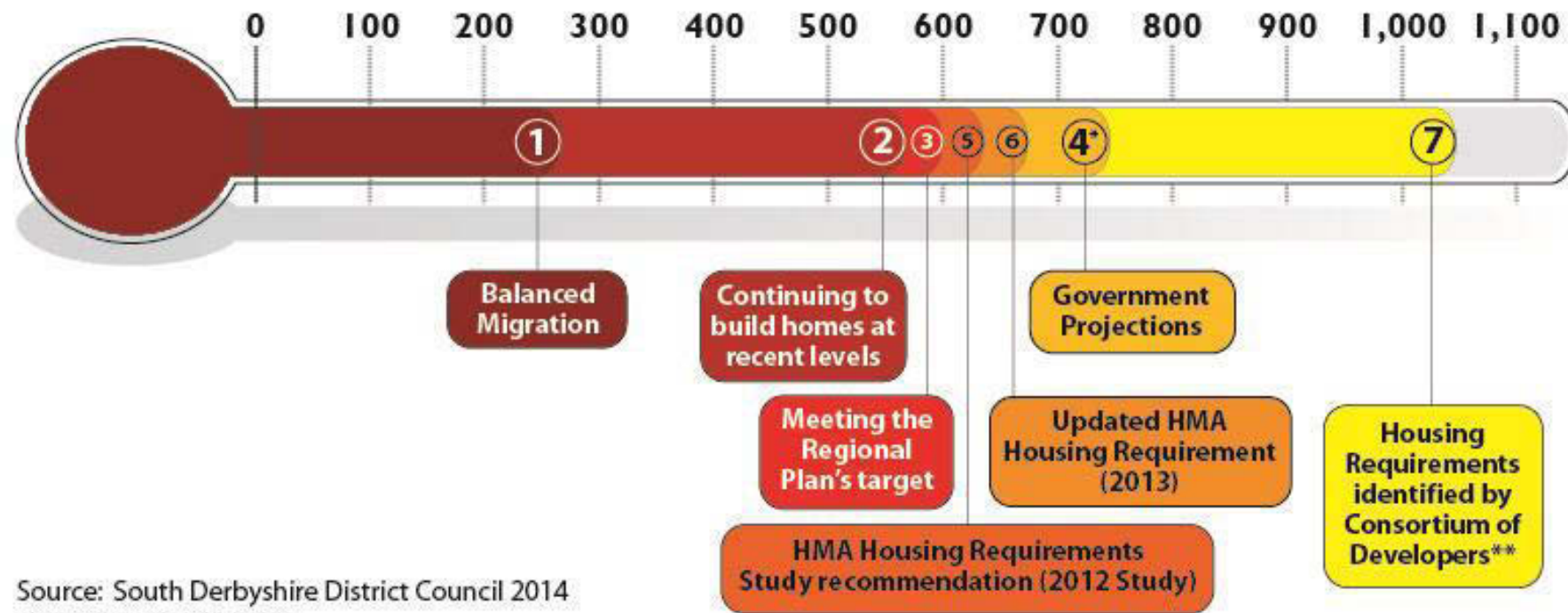
Source South Derbyshire District Council 2013.

- x The options for growth appraised by the Authority to date are as follows:

1. Balanced Migration (267 dpa)	30,000
2. Continuing to build homes at recent levels (567 dpa)	32,260
3. Meeting the Regional Plan's target (600 dpa)	36,600
4. Government Projection accounting for Migration led population Change (741 dpa)	47,900
5. HMA Housing Requirements Study recommendation (2012 Study) (635 dpa)	33,700
6. Housing Requirements identified by Consortium of Developers (submitted by Pegasus Planning) (1045 dpa)	54,482
7. Updated HMA Housing Requirement (2013) (673 dpa)	35,354

- xi The appraisal undertaken is based on the potential District Council apportionment of the overall HMA requirements (these are set out in brackets above but in some and shown graphically below:

Figure 5.2: South Derbyshire annual housing apportionment in respect of the seven identified options



Source: South Derbyshire District Council 2014

** Submitted by Pegasus Planning

Further Work

- xii During the examination sessions into the Part 1 Local Plan held in November and December 2014 the housing number for the HMA and the plan period were discussed. Through a letter sent following the close of the examination sessions (subsequently suspended), the Inspectors (South Derbyshire and Amber Valley's) are satisfied that the requirement for the HMA is 33,388 over the period 2011 – 2028. In this letter the Inspectors requested that the HMA authorities consider apportionment options for meeting Derby's unmet needs through a Sustainability Appraisal. This work has been completed (August 2015) and consulted upon and is set out in the Sustainability Appraisal Addendum. Through this work, it was confirmed that the apportionment of Derby's unmet need to be accommodated in South Derbyshire was 3,013 dwellings and therefore an updated housing requirement for South Derbyshire has been identified. This is for 12,618 homes over the Plan period or 742 homes per year. The Council considered reappraising this as an eighth housing option, but it was decided this was unnecessary given it was almost identical to option 4 (Government Projections) tested previously.

Summary of Responses

- xiii In total 96 responses in respect of this issue were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Options 1 and 4. Broadly speaking around 20 respondents supported each option with support for option 1 predominantly coming from individual residents or community groups such as parish councils and Option 4 being supported mainly by developers and house builders or agents acting on behalf of developers. In response to the 'Preferred Growth Strategy' 224 responses were received concerning the proposed scale of growth. Of these 106 consultees considered that housing requirements were too high (based on 12,700 homes). Forty two consultees considered that housing requirements were about right, whilst 41 considered that they were too low and would not meet objectively assessed need. As previously noted an option for elevated levels of housing provision of between 2,500 – 3,000 new homes per year (or 55,000-60,000 homes across the HMA over the Plan period) has subsequently been appraised in response to the identification of a proposed housing requirement identified by a consortium of developers.

What May Happen if the Plan is Not Prepared

- xiv Baseline data indicates that housing delivery in the District is subdued and insufficient homes have been constructed in recent years, especially around the southern edge of Derby City. The District upon adoption of the Plan will be able to demonstrate a five year supply which hasn't been achieved for several years. This is partly due to a number of large development sites in the District having stalled due to economic conditions or site viability issues though many of these are now under construction.
- xv Without a Plan setting out a strategic approach to housing allocations, planning applications and growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year housing land supply. Where housing provision fails to meet the five year supply requirement any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Planning Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand within specific communities as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. Without adequate up front allocation of preferred sites it may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

The Characteristics of the District Likely to be affected by Housing Growth

- xvi The delivery of new homes will increase pressures on wastewater and water supply infrastructure, the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development will also lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of countryside.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- xvii New housing development could lead to further deterioration of water quality within the River Mease Special Area of Conservation (SAC) or other surface waters due to an increase in point source and urban diffuse pollution associated with development. Growth in some locations could undermine the integrity of SAC which is protected under the Habitat Regulations. Large scale growth could also undermine water quality in respect of objectives included in the Water Framework Directive. The significance of impacts could be controlled through the careful siting, design and implementation of development. In addition, growth, particularly on the periphery of Derby City or Burton on Trent could lead to deterioration in air quality within designated Air Quality Management Areas. However the extent of any impacts would again be dependent on the location and detailed implementation of new development. Housing development in South Derbyshire will not have any impact on sites protected pursuant to the Bird's Directive.
- xviii In addition, the development of new housing on a large-scale could lead to increases in waste generation; the emission of climate change gases and increased noise and light pollution within and adjacent to existing built up areas. Development will also lead to the loss of greenfield (agricultural land) due to the lack of brownfield sites. Depending on location, new development could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the District's cultural heritage (including listed buildings and conservation areas), but could offer potential to improve access to such features and on a limited number of sites.
- xix In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents. However it will also increase pressure on existing social infrastructure such as schools, doctors and community facilities so will need to provide additional facilities where needs cannot be accommodated by existing facilities. New housing provision will also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

Summary of Broad Options Appraisal:

Housing Growth Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Balanced Migration	?	XX	XX	?	?	XX	?	?	XX	XX	✓	?	X	?	X	XX	--	X	?	?	X
Option 2: Current Building Trends	?	X	X	?	?	X	?	?	--	--	✓	?	X	?	X	XX	--	X	?	?	X
Option 3: Regional Plan Targets	?	X	X	?	?	X	?	?	--	--	✓	?	X	?	X	XX	--	X	?	?	X
Option 4: Government Projections	?	✓✓	✓✓	?	?	✓✓	?	?	✓✓	✓✓	✓✓	?	X	?	X	XX	--	X	?	?	X
Option 5: Housing Requirement Study (2012)	?	X	X	?	?	X	?	?	✓	✓	✓	?	X	?	X	XX	--	X	?	?	X
Option 6: Housing Requirements of the Derby HMA (Pegasus Group)	?	✓✓	✓✓	?	?	✓✓	?	?	✓✓	✓✓	✓✓	?	XX	?	XX	XX	--	X	?	?	X
Option 7: Updated Housing Requirement Study Update (2013)	?	X	X	?	?	X	?	?	✓	✓	✓	?	X	?	X	XX	--	X	?	?	X

- xx All options were judged likely to have uncertain impacts against SA objectives to protected the natural environment, improve community safety, improve educational performance, improve access to local services and facilities, protect cultural and heritage features and improve access to the district's cultural heritage. This is because the nature of impacts was considered to be most significantly affected by the exact location of development and how schemes will be designed and implemented rather than the overall amount of housing proposed.
- xxi It was considered that lower growth options (1, 2, 3, 5 and 7) would have less of an impact on the environment (in terms of resource efficiency, climate change, increasing pollution and conserving the districts landscape), although these options performed relatively poorly in respect of economic objectives, delivering sufficient housing and addressing deprivation. Higher growth options (4 and 6) performed well against objectives to deliver housing, improve and health and wellbeing, promote social inclusion and improving the quality of new development. These options also performed well against economic objectives. However, higher growth was considered likely to have more significant impacts on the natural environment for example through increased greenfield losses, increased waste generation, and increased likelihood of pollution. However, given that a key objective of the plan is to deliver the housing required to meet local needs, such effects would have to be accomodated, and where possible managed and mitigated to reduce their likley significance.

Preferred Option

- xxii Previously option 7 had been selected as the preferred housing growth requirement to be included in the South Derbyshire Local Plan. This option equated to a housing requirement of 673 dwellings per year (or 13,454 homes over a twenty year planning period from 2008). Following the rebasing of the Plan to 2011 (i.e moving its start date to 2011 from 2008) and having regard to the level of Derby City's unmet need (this issue is fully considered in the SA Addendum published in August 2015) and subsequnt testing of the housing need for the Housing Market Area the preferred option is now for the Council to deliver 12,618 homes between 2011 and 2028. This equates to 742 homes per year and is similar to the previously tested **Housing Option 4 (Government Projections)**. This housing number is the Council's preferred option, though the 'number' has been derived on a different evidence base to that which initially justified the testing of Option 4. Nonetheless the likely effects of this level of growth have been previously tested through the appraisal.
- xxiii It is presently unclear whether significantly higher levels of growth, such as those considered in Option 6 would be deliverable within the Plan period as housing delivery is affected by a range of factors, many of which are beyond the control of the Council, including the health of the wider economy, policy support for home ownership such as help to buy, the capacity of developers to deliver housing significantly above historic levels and housing affordability etc. In contrast lower growth levels are unlikely to accomodate sufficient homes to deliver the aspiration rate of economic growth in the Derby HMA and accomodate in-migration that this economic growth would generate. Development at supressed levels would have an uncertain effect in terms of social objectives and negative impacts in respect of economic and environmental objectives (although environmental impacts would be less significant than higher growth options).

xxiv The delivery of 12,618 homes over the Plan period would ensure housing need for South Derbyshire is fully met and a significant proportion of Derby City's unmet need which is identified to be 5,388 over the Plan period. This Authority will deliver 3,013 homes to meet the City's unmet needs - equivalent to 56% with the remainder to be delivered in Amber Valley. This option would therefore perform positively in respect of social and economic SA objectives as it would ensure that HMA wide need can be fully met by HMA partners and negatively in respect of environmental objectives included in the SA framework. However, the negative impacts are likely to be less significant than higher growth proposals such as Option 6. A housing requirement of 742 dwellings per annum whilst challenging, is considered deliverable by the Council given the number and distribution of sites proposed. A more detailed assessment of the Council's Preferred Housing Requirement Option is set out in Chapter 6 of this report. Further information on the apportionment of the City's unmet need and specific options for apportioning this need is set out in the August 2015 Sustainability Appraisal Addendum.

5.6.2 ISSUE 2: HOW MUCH EMPLOYMENT LAND GROWTH

i This is an overarching option, which deals with the amount of new employment land required in the Derby Housing Market Area (HMA) up to 2028. In total three broad options were identified and consulted upon in the January 2010 Issues and Alternative Options Consultation including:

1. Trend - Based Growth
2. Below Trend Growth or Reduced Supply
3. Above Trend Growth

Summary of Responses

ii Together these represent low, medium and high growth options. Option 1 would be the business as usual (BAU) option; with HMA employment provision based on a continuation of past development trends. Overall 118 responses were received from consultees on this issue. Most respondents supported option 1 (61 people) or option 2 (37people). Only 11 respondents supported option 3. No additional broad options were identified. However, one stakeholder considered that employment growth should be linked with overall housing growth in order to ensure the creation of balanced communities. The Authority has sought to achieve this by commissioning consultants responsible for the Housing Requirement Study to identify employment requirements necessary to support growth and indicate the distribution of employment land based on housing growth.

What May Happen if the Local Plan is Not Prepared

iii The rate of starts and completions on employment sites with the District remains at a relatively low level, reflecting economic conditions. At the present time, plots remain at four sites allocated for employment use in South Derbyshire as well as a number of smaller windfall sites throughout the District. However remaining sites are unlikely to be sufficient to ensure an adequate supply of employment land to meet the Districts long term needs to 2028. The Derby HMA Employment Land Review suggests that it may be necessary to identify a total of 273ha of employment land to meet the needs of the HMA over the Plan period. Of this around 154ha will need to come forward in the Derby Urban Area and 53 hectares is required in the remainder of South Derbyshire.

- iv Without a Plan setting out a strategic approach to employment site allocations, planning applications and growth would continue to be determined having regard to national policy. Any applications for business and employment development that may be submitted to the Authority would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need was established. In such circumstances the Planning Authority would be unable to plan economic development strategically and might not be able to deliver new employment sites and business parks in locations where demand existed as the focus would be on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning were fully delivered to local communities. Further the ability of developers to deliver sufficient employment sites consistently throughout the plan period might also be frustrated without the adequate allocation of preferred employment sites.

The Characteristics of the District Likely to be affected by Employment Growth

- v The delivery of new employment sites will increase pressures on wastewater and water supply and road infrastructure. It could also affect air and water quality as well as local amenity (as a result of odours, noise, dust or light pollution). Large scale employment growth would also lead to the loss of green field sites and could potentially affect local landscape, townscape and cultural heritage features.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- vi New employment development could lead to further deterioration of water quality within the River Mease Special Area of Conservation (SAC) or other surface waters due to an increase in point source and urban diffuse pollution associated with commercial development. Growth in some locations could undermine the integrity of SAC which is protected under the Habitat Regulations. Large scale growth could also undermine water quality in respect of objectives included in the Water Framework Directive. The significance of impacts could be controlled through the careful siting and implementation of development. In addition growth, particularly on the periphery of Derby City or Burton on Trent could lead to deterioration in air quality within designated Air Quality Management Areas (either directly through regulated emissions to air or indirectly as a result of traffic generation). Commercial development in South Derbyshire will not have any impact on sites protected pursuant to the Bird's Directive. The extent of any impacts would be dependent on the location and detailed implementation of new development.
- vii The development of new commercial development could also lead to increases in waste generation; the emission of climate change gases and increased noise and light pollution within and adjacent to existing urban areas. Development will also lead to the loss greenfield sites (agricultural land). Depending on location, new development could have a detrimental impact on protected or locally important habitats and species or geological sites, although no sites are likely to be located on, or immediately adjacent to, statutory wildlife sites such as Sites of Special Scientific Interest. Major growth in sensitive locations could also have a detrimental impact on the district's cultural heritage (including listed buildings and conservation areas), but will offer potential to improve access to such features.
- viii In respect of the population effects the provision of significant new employment land will provide further business accommodation and hence jobs to meet the needs of the rapidly growing population in South Derbyshire and could support the diversification and continued expansion of businesses in South Derbyshire.

Summary of Broad Options Appraisal

How Much Employment Land Growth?	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Trend Based Growth	?	✓	--	?	✓	✓	✓	?	✓	✓	?	✓	X	--	X	X	?	?	?	?	X
Option 2: Below Trend Growth	?	✓	--	?	✓	✓	✓	?	✓	✓	?	✓	X	--	X	X	?	?	?	?	X
Option 3: Above Trend Growth	?	✓	--	?	✓	✓	✓	?	✓	✓	?	✓	X	--	XX	XX	?	?	?	?	XX

- ix Option 1: The performance of this option is based on the continued delivery of around 8.2ha of employment land per annum (delivered between 2002-12) within the District over the plan period. This option generally performed well in terms supporting socio-economic objectives and in particular could support sustainability objectives to improve skills, local access to jobs and tackling social inclusion and deprivation. It performs strongly against objectives to strengthen the District's economy and facilitating economic growth. Performance against environment objectives was generally considered to be negative in respect of loss of greenfield land, pollution related impacts, climate change impacts and landscape effects. Uncertain effects were considered likely in respect of SA objectives to protect local biodiversity and townscape and cultural heritage.
- x Option 2 (below trend growth) could reduce the positive effects of development in respect of social and economic objectives but would see impacts on the natural environment lessened.
- xi Option 3 would see greater negative environmental impacts but could offer greater social and economic benefits and could provide greater employment land choice to businesses in the District.

Identification of the Preferred Employment Growth Option

- xii **Option 2 has been selected as the Preferred Employment Growth Option to be included in the South Derbyshire Local Plan.** The Council is seeking to allocate a total of 53ha of employment land. The GL Hearn Employment Land Study (Update) indicates that there is a need for between 69-91ha of employment land over the Plan Period. It is considered by the Authority that seeking to maintain historic delivery

rates, or even increase delivery further could lead to the over provision of land within the District and this could undermine the delivery of employment land in Derby City or even undermine the deliverability of sites especially given demographic trends, which indicate an ageing population (and increasing proportion of residents beyond working age) and the shift away from traditional B1, B2 and B8 uses with greater levels of employment in other sectors such as services and construction. However to provide flexibility the Council is also looking to include a number of safeguarded or exceptions sites which could come forward where specific needs arise.

- xiii On balance therefore, and based on evidence within the employment land review and update the Council has identified Option 2 as its preferred option.

5.6.3 ISSUE 3: HOUSING DISTRIBUTION OPTIONS – SOUTH DERBYSHIRE

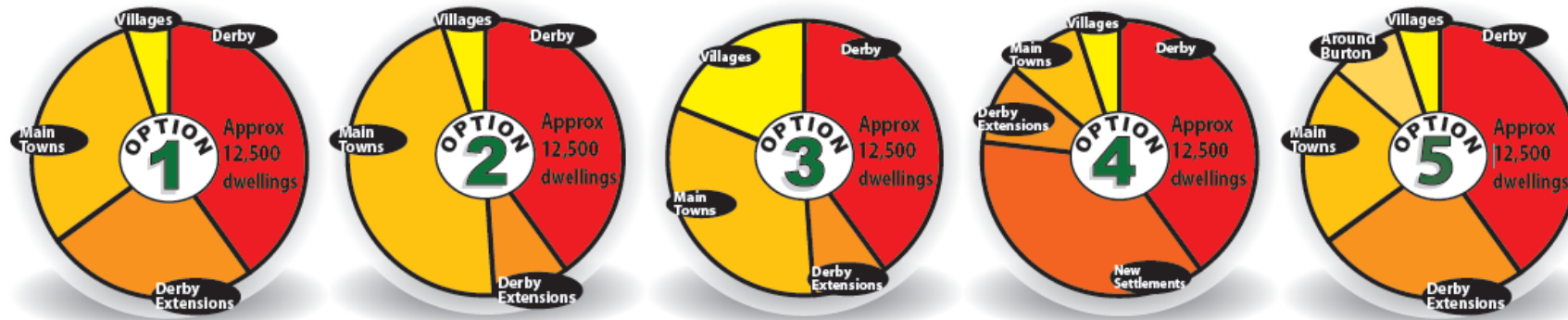
- i Overall options for growth in the Derby Housing Market Area were consulted upon in the July 2011 ‘Options for Housing Growth Consultation’. The now deleted Regional Plan sought to focus the majority of development in and around the City of Derby and Swadlincote. Previously the Regional Plan provided only limited flexibility to where new growth could be located.
- ii On this basis, no alternative options had been identified for the level of growth required in the Principal Urban Area (i.e. adjoining Derby City) during the Issues and Alternative Options Consultation’ (as the Local Plan was required to be in ‘general conformity’ with the Regional Plan which specified the quantity of growth necessary in this area). Within the remainder of the District a number of delivery options had been identified concerning growth. These included:
 - Swadlincote focused Growth
 - Swadlincote and Limited Development in Named Villages
 - Swadlincote and Maximum Development in Named Villages
 - Swadlincote and Drakelow
- iii Having reviewed these options in light of the revocation of the Regional Plan, it became clear that it was necessary to reconsult on the broad growth distribution options available across the whole District in order to reflect the greater flexibility to locate development in locations other than those required in the Regional Plan. In light of this a new set of broad options were identified as follows:
 1. Concentrate Most Development In and Adjoining Derby City
 2. A Greater Role for Other Towns
 3. A Greater Role for Rural Settlements
 4. Housing Distribution Option 4: New Settlement(s)
- iv Option 1, would represent the Business As Usual (BAU) Scenario, with most growth being located within or on the edge of Derby City with some strategic levels of growth accommodated in Swadlincote. Option 2 would see less significant growth on the edge of Derby with growth instead

focused mainly on Swadlincote (with only modest levels of growth in villages to meet local need). Option 3 would see the District's villages accommodate maximum growth. A fourth option to locate strategic growth in a new settlement was also identified.

Summary of Responses

- v Overall 103 responses were received concerning distribution options for new housing. Of these Options the most supported were options 1 and 2 (23 and 26 responses respectively), closely followed by Option 3 (13 responses). Only 3 people considered that growth should be targeted to a new settlement. Mostly respondents had no firm views as to where a new settlement could go although a small number of consultees highlighted sites at Drakelow; around Hilton and Swadlincote or close to strategic road junctions as suitable growth locations. A number of consultees had sought to identify further alternative options including;
- No more development;
 - Develop on brownfield sites ahead of greenfield sites
 - Development around Burton on Trent.
- vi Clearly the purpose of the Plan is to coordinate the development needs of the District and based on an objectively assessed need of local housing requirements, there will continue to be growth in the local population and therefore providing for no housing development is not a realistic option for the Plan. Further since there is already a significant pipeline of sites with planning permission in South Derbyshire clearly it would not be possible to stop all future growth even if no development is allocated through the Plan. As such whilst a reduced housing delivery option may be realistic, a no more development option is not. In respect of prioritising development on brownfield land all options identified in this section assume that brownfield land is prioritised and vacant dwellings reduced to a minimum in line with national policy objectives. As such it is not considered necessary to appraise this option. However it is accepted that further residential development could be distributed around Burton on Trent beyond that already consented (planning permission was granted for a large housing site at Drakelow in 2012). Accordingly following the close of the 2011 Housing Growth consultation an appraisal of development sites put forward through the SHLAA around Burton has been undertaken. In short therefore a total of 5 Housing Distribution options have been appraised as follows:
1. Concentrate Most Development In and Adjoining Derby City
 2. A Greater Role for Other Towns -
 3. A Greater Role for Rural Settlements –
 4. Housing Distribution Option 4: New Settlement(s)
 5. A Greater Role for Burton on Trent

Figure 5.3 shows the various options for the distribution of Housing Growth.



For illustrative purposes, proportions approximate only.

What May Happen if the Local Plan is Not Prepared.

- vii In recent years most new development has come forward on allocated sites in Hilton, Church Gresley and Woodville. The area profiles for Hilton and Woodville note that population growth in these areas has been 72% and 60% respectively since 2001, whilst growth in Swadlincote has been around 10% since 2001 (although the majority of this growth has occurred on Castleton Park - Church Gresley). At a District level population growth has stood at 14% over the past ten years according to ONS 2010 mid-year population estimates making South Derbyshire the fastest growing District in the East Midlands and 13th fastest growing district in England and Wales.
- viii Since 2009 planning permission has also been granted for seven development sites on the edge of Derby. These sites are located at New House Farm (300 homes), Highfields Farm (up to 1200 homes), Stenson Fields (487 homes), Primula Way, Stenson, (145 homes), Holmleigh Way, Chellaston (156 homes), Chellaston Fields (450 homes), and Boulton Moor (1058 homes). A further planning permission has been granted for 2,239 dwellings at Drakelow Park, near Burton upon Trent. In short therefore most growth in South Derbyshire delivered under the previous Local Plan was focussed on the settlements of Swadlincote and Hilton, whilst more recently the focus of residential growth in South Derbyshire has shifted towards extensions to large urban areas located immediately outside of the District (i.e. Derby City and Burton). Whilst these large sites have yet to deliver significant quantities of new homes, building has commenced on a number of sites including Stenson Fields, Boulton Moor and Drakelow Park. It is expected that development on sites will commence and in most cases finish during the Plan Period (although the scale of the site at Drakelow means that development on this site is likely to run beyond the Plan period).
- ix Given that there is currently a pipeline in excess of 7,700 homes which benefit from permission, clearly even without a plan it is likely that significant residential development will continue to come forward on committed sites. Delivery, over the long term could be at levels well below the District's objectively assessed need. However, without a Local Plan setting out a strategic approach to housing, planning applications and

growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year deliverable supply of dwellings. Where housing provision fails to meet the five year supply any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand or need on the ground as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. A lack of sufficient supply may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

The Characteristics of the District Likely to be affected by Housing Delivery

- x The delivery of new homes will increase pressures on wastewater and water supply infrastructure, the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development will lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of the countryside. New development would also give rise to landscape impacts on the urban or settlement fringe, as well as potential impacts on local heritage assets, especially in the District's villages, (although the extent of any impact would be based on the characteristics of individual sites and how sites are built out). Development of new sites could also have townscape impacts (particularly adjacent to existing built development or on previously developed sites within existing settlements).

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- xi Significant and long-term development within the catchment of the River Mease Special Area of Conservation (SAC) in some parts of the far south of the District could lead to further deterioration of water quality as a result of foul or urban diffuse discharges within the catchment. Elsewhere large scale housing growth could impact on water quality in other river catchments which are not meeting Water Framework Objectives in respect of water quality including the River Trent and Derbyshire Derwent. Significant growth on the edge of Derby could impact on air quality management Areas (AQMAS) located on the southern edge of Derby City especially where growth in South Derbyshire acts in combination with long-term housing growth in Derby City. Similarly growth around Burton on Trent could exacerbate air quality in AQMAS around St Peters Bridge. New housing development in South Derbyshire, irrespective of location, would not have an impact on any sites protected pursuant to the 'Birds Directive'.
- xii The distribution of new housing on a large-scale could increase noise and light pollution within and adjacent to existing urban areas or communities, the chosen housing distribution strategy could also affect local landscape and townscape character although such impacts will be partially dependent on the precise location, scale and design of any site. Development will also lead to the loss of greenfield (agricultural) land owing to the fact limited brownfield sites remain within the District. Depending on location development could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in some near urban locations, or within existing settlements could also lead to the loss of archaeological heritage or have a detrimental impact on the District's cultural heritage including listed buildings and conservation areas.

xiii In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents and in some case residents from surrounding areas. However it could also increase pressure on existing social infrastructure such as schools, doctor's surgeries and community facilities. New housing provision will also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

Summary of Broad Options Appraisal

Housing Distribution Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1 Concentrate development to land adjoining Derby	X	✓✓	✓✓	✓	?	✓	✓	✓	✓	✓	✓	✓	?	--	X	XX	--	X	?	?	X
Options 2 A greater role for other towns	X	✓✓	✓✓	✓✓	?	✓	✓	✓	✓	✓	✓	✓✓	?	--	X	X	--	X	?	?	X
Option 3: A greater role for rural settlements	X	✓✓	✓✓	✓✓	?	✓✓	✓✓	✓	✓	✓	✓	✓✓	?	--	XX	X	?	XX	?	?	X
Option 4: New Settlement	X	✓	?	X	?	?	?	XX	✓	?	XX	?	?	--	?	XX	?	?	?	?	?
Option 5: A greater role for Burton on Trent	X	✓✓	✓✓	✓	?	✓	✓	✓	✓	✓	X	✓	?	--	X	XX	--	X	?	?	X

xiv Options 1-3 would perform positively against SA social and economic objectives. In contrast it was considered these options would perform poorly in respect of SA objectives to protect and enhance biodiversity; reduce pollution; minimise greenfield losses and reduce and manage the impacts of climate change and conserve the Districts landscape and townscape character. Uncertain effects were considered likely in respect of SA objectives to improve educational achievement; minimise waste; reduce and manage flood risk; protect and enhance cultural heritage and access to cultural heritage features.

- xv Option 4 was generally considered to perform less well against the SA objectives identified. In particular this option performed poorly in respect of SA objectives to safeguard biodiversity; improve community safety; make best use of existing infrastructure; enhance the vitality and viability of existing town and village centres; improving the quality of the existing built environment and minimising greenfield losses. However impacts against most SA objectives were uncertain as it is considered that the exact nature and scale of any impact from the creation of a new settlement would be largely dependent on the final location of the settlement together with its final design and scale of any scheme.
- xvi Option 5, generally performed as Options 1-3 however connectivity to sites to both Swadlincote and Burton on Trent is relatively poor despite its near urban location. For this reason it is not likely that development in this location would be able to support the vitality and viability of Swadlincote town centre compared to urban extensions to Swadlincote itself and moreover should very large scale growth be proposed could undermine the ability of the plan to fulfil its vision and objectives to regenerate Swadlincote and reinforce the role and services offered in the town.

Identification of the Preferred Housing Distribution Option

- xvii **The Council has identified Option 1 as its preferred growth strategy.** Put simply this consists of concentrating most development across the HMA within and adjoining Derby City. This will mean that of the 33,388 homes to be located in the HMA, with in over 50% being located within and adjoining the city. In respect of South Derbyshire itself, of 12,618 homes proposed within the District around half could be as urban extensions to Derby City located in South Derbyshire. Around a fifth have already been built, have permission or will be found on small sites in locations throughout the District away from Derby City, just over a tenth could be on new sites located in and around Swadlincote, and around a further tenth will be on a single large brownfield urban extension to Burton on Trent at Drakelow Park which has already been granted permission. The remainder could be located in specified rural villages (Hatton, Hilton, Repton, Aston and Etwall) with the remainder (around 5% of the total housing requirement) to be located in villages to be identified through the Local Plan Part II. The housing target identified in the plan represents a floor rather than a ceiling. As such growth over the plan period could be beyond the 12,618 homes proposed.
- xviii Previous consultations have explored the extent to which we should promote growth in urban areas where most services and facilities exist, or alternatively a more dispersed pattern of development. We have also consulted on building a completely new settlement as an option to meeting housing needs. We have therefore considered a broad spectrum of options going much wider than the Regional Plan's strategy of "urban concentration".
- xix All options have advantages and disadvantages. Having considered people's views, a strategy for meeting needs in a way which most closely supports regeneration and prosperity in each of the City, town and village locations is recommended. For South Derbyshire, this means Option 1 has been selected as the preferred strategy for growth. This option:
- Will help meet the needs of the City of Derby and providing choice for South Derbyshire residents to live within easy reach of the City. This will assist in the sustainability of services and facilities in the City and ensure a substantial number of new households are within easy reach of a range of employment opportunities; and
 - Will allow a significant level of growth to support strong growth and regeneration in and around Swadlincote; and

- Will allocate notable levels of development in those key villages where there would be distinct community benefits in doing so and other locations which would secure the sustainable re-use of previously developed land, such as at Drakelow Park (adjacent to Burton on Trent); and
 - Would allow notable growth in other villages and smaller rural settlements throughout South Derbyshire on a scale appropriate to their size, role and characteristics on the basis of a settlement hierarchy allowing for regeneration where necessary.
- xx Whilst Option 2 (a greater role for Swadlincote) could perform better against a number of SA objectives than Option 1, most of these benefits would be derived from the delivery/regeneration of a single site between Woodville and Swadlincote. The development of this site could provide an opportunity to secure the construction of a new regeneration route bypassing an existing roundabout which is subject to high levels of congestion during peak times. It would also allow townscape improvements to a significant area of the town and could facilitate the reuse of a poorly restored minerals site. However, evidence has indicated that the very high levels of growth in Swadlincote associated with Option 2 may not be deliverable due to a lack of capacity in local infrastructure, in particular schools and local road capacity and evidence gathering and discussions with the local education authority and transport authority are on-going. In addition the Burton - Swadlincote Greenbelt, could also constrain expansion of the town to the west, whilst the District boundary with North West Leicestershire abuts the edge of Swadlincote to the South. It is not considered that very high levels of growth could take place in Swadlincote in the Plan period. However, the Council's Preferred Growth Strategy would still make provision for significant growth in the town in addition to existing permissions, which have yet to be built out.
- xxi Option 3 (a greater role for rural settlements) could result in significant impacts on schools, transport infrastructure and other local services and facilities where very large scale growth is pursued. However, the Council's preferred growth strategy does acknowledge that there may be specific communities that could benefit from growth. Under the Council's preferred growth strategy smaller scale growth would still take place in key villages on a scale appropriate to their size, role and characteristics. It is assumed that a minimum of 600 new homes would be delivered by such small scale growth mainly in local villages, with the location of these being set out in the Local Plan Part 2. However in combination with sites earmarked for growth in the Part 1 Local Plan village development over the plan period would be 1800 new homes (in addition to around 450 homes which are established commitments likely to come forward by 2028). Based on this level of provision village growth for the remainder of the Plan period would be comparable to historic levels of delivery.
- xxii Option 4 (a new settlement) has been discounted due to relatively poor performance of this option against the SA framework and the lack of community support identified through consultation. This option would not make the best use of existing infrastructure and would have to be delivered alongside substantial new infrastructure. It is unclear whether the scale of growth proposed would be sufficient to deliver the necessary transport infrastructure, open space, schools, and other social infrastructure needed to support a new community. In addition, no suitable location for a new settlement has been identified through consultation.
- xxiii Option 5 (around Burton on Trent). A recent planning permission for around 2,239 homes at Drakelow Park will provide opportunity to regenerate this large, mainly brownfield site. This site is expected to deliver up to 1280 homes over the Plan Period. The Council does not consider it appropriate to identify additional strategic sites adjacent to Burton in the Winshill area during the plan period due to the poor

connectivity of sites to Burton and Swadlincote and the likely effects of additional large-scale growth in combination with development proposed in Burton on Trent by East Staffordshire Borough Council.

5.6.4 ISSUE 4: HOUSING DEVELOPMENT OPTIONS IN THE DERBY URBAN AREA – SINGLE OR MULTIPLE SITES

- i This is a strategic option considering whether the Plan should seek to concentrate growth in a single or limited range of locations around Derby, or whether it would be preferable to pursue a more dispersed pattern of growth. In total two options were identified and consulted upon in the 2010 'Issues and Alternative Options' Consultation. These are as follows:
 - 1. Multiple Locations
 - 2. Single Location
- ii Recent planning permissions to the Derby Urban Area has been dispersed across multiple locations (for example large sites with planning permission are located at New House Farm (Mickleover), Highfields Farm (Littleover), Stenson Fields (near Sinfin), Sunny Hill (near Littleover), Chellaston fields and Holmeleigh Way (Chellaston) and Boulton Moor (Boulton). This dispersed option therefore represents the business as usual (BAU) scenario and would continue into the future due to the dispersed nature of existing commitments and their scale. Nonetheless the Plan could seek to target all remaining growth requirements in a single location, for example to allow the Authority to ensure a critical mass of development in a single location sufficient to support major infrastructure investment.

Summary of Responses

- iii Overall 104 responses were received from consultees on this issue and no additional broad options were identified. The majority of respondents supported option 1 (64 people), with only 25 consultees supporting option 2. A number of applicants considered that development should be focussed on locations where there were brownfield sites present or in 'sustainable locations'. In addition a number of consultees highlighted the need to locate new development in the least disruptive locations.

What May Happen if the Local Plan is Not Prepared

- iv Between 2006-2013 there were 8 homes completed in the Derby Urban Area, against an annual requirement of 320 homes per annum required by the Regional Plan. In order to ensure the delivery of the homes required on the edge of Derby a conjoined inquiry was held in 2008 to establish which of five large scale housing proposals should be granted permission to ensure that the District Council could meet its short term housing requirements. In total three greenfield sites (Boulton Moor, Highfields Farm and Stenson Fields Farm) were granted planning permission in January 2009. Together these sites have identified sufficient land to deliver 2,758 dwellings. A further four greenfield site for an additional 1050 homes have been granted since 2012 at New House Farm (300 homes), Primula Way (145 homes), Chellaston Fields (450 homes) and Holmeleigh Way (157 homes). Of these sites building has started on Stenson Fields and Boulton Moor.
- v Since 2011 only 2,026 dwellings have been completed in South Derbyshire. This is well below identified need and any underprovision over this period will now need addressing in the remaining plan period.

- vi In the absence of a five year supply of housing and without a Local Plan setting out a strategic approach to housing, planning applications and growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year deliverable supply of dwellings. Whilst the Council does not have a five year supply any applications submitted to the Authority will need to be considered on their merits and appropriate sites released. In such circumstances, however, the Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand or need on the ground as the focus is on ensuring adequate supply rather than planning for growth in a coordinated way. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. A lack of supply may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

- vii New housing development in the Derby Urban Area could exacerbate existing environmental problems in respect of water quality in the Derbyshire Derwent as a result of foul flows to Derby Waste Water Treatment Works near Pride Park or as a result of urban diffuse pollution within the Trent catchment. This could affect the ability of water companies and other relevant bodies to meet strict water quality targets set out in the Water Framework Directive. In addition significant new housing development within the DUA could reduce air quality at sites within the City already designated as Air Quality Management Areas, especially where new development increases traffic volumes on the Derby Ring Road on the southern edge of the City.
- viii The delivery of new homes will also affect the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development could also have an impact on the landscape and green wedges on the southern edge of the City. Large Scale development would lead to the significant loss of greenfield (agricultural land) and depending on location could have a detrimental impact on protected or locally important habitats and species or geological sites (for example Sinfin Moor Regionally Important Geological Site). Major growth in some areas of the DUA could have a detrimental impact on the setting of the district's archaeological heritage (including listed buildings conservation areas or historic parks and gardens).
- ix In respect of the population effects, the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents including those currently living within the City. However it would also increase pressure on existing social and physical infrastructure such as schools, doctors, community facilities, roads and sewerage infrastructure. New housing provision will support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

Summary of Broad Option Appraisal

Housing Delivery Options (DUA)	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Multiple Locations	?	✓✓	✓	✓	?	✓	✓	✓✓	✓	✓	?	✓	?	X	X	?	?	?	?	?	?
Option 2: Single Location	?	✓	✓	?	?	X	?	?	✓	✓	?	✓	?	X	?	?	?	?	?	?	?

- x Both options performed similarly. They would have uncertain impacts in respect of effects on wildlife sites and biodiversity; education; the vitality and viability of local centres; reducing waste and pollution; reducing and managing flood risk; protecting and enhancing archaeological and cultural heritage and landscape and townscape impact. This is because impacts would be largely dependent on the specific locations identified for growth within these two options.
- xi Nonetheless option 1 was considered to perform slightly better than option 2 as a dispersed pattern of growth would provide greater opportunity to provide housing choice in a variety of locations and increase opportunities for affordable housing growth across a range of locations (including those communities in Derby which are more expensive and hence less affordable). Both options were considered to perform similarly in respect of objectives to minimise greenfield land losses and reduce climate change impacts, improve health and wellbeing; achieve stable and sustainable levels of economic growth and diversify and strengthen local and rural centres.
- Identification of the Preferred Housing Distribution Option**
- xii Given the scale of growth which will be delivered on the southern edge of Derby, and having regard to existing commitments (large sites already granted consent around Boulton Moor, Stenson, Chellaston, Littleover and Mickleover) **Option 1: Multiple Locations is the Council's preferred growth strategy.**

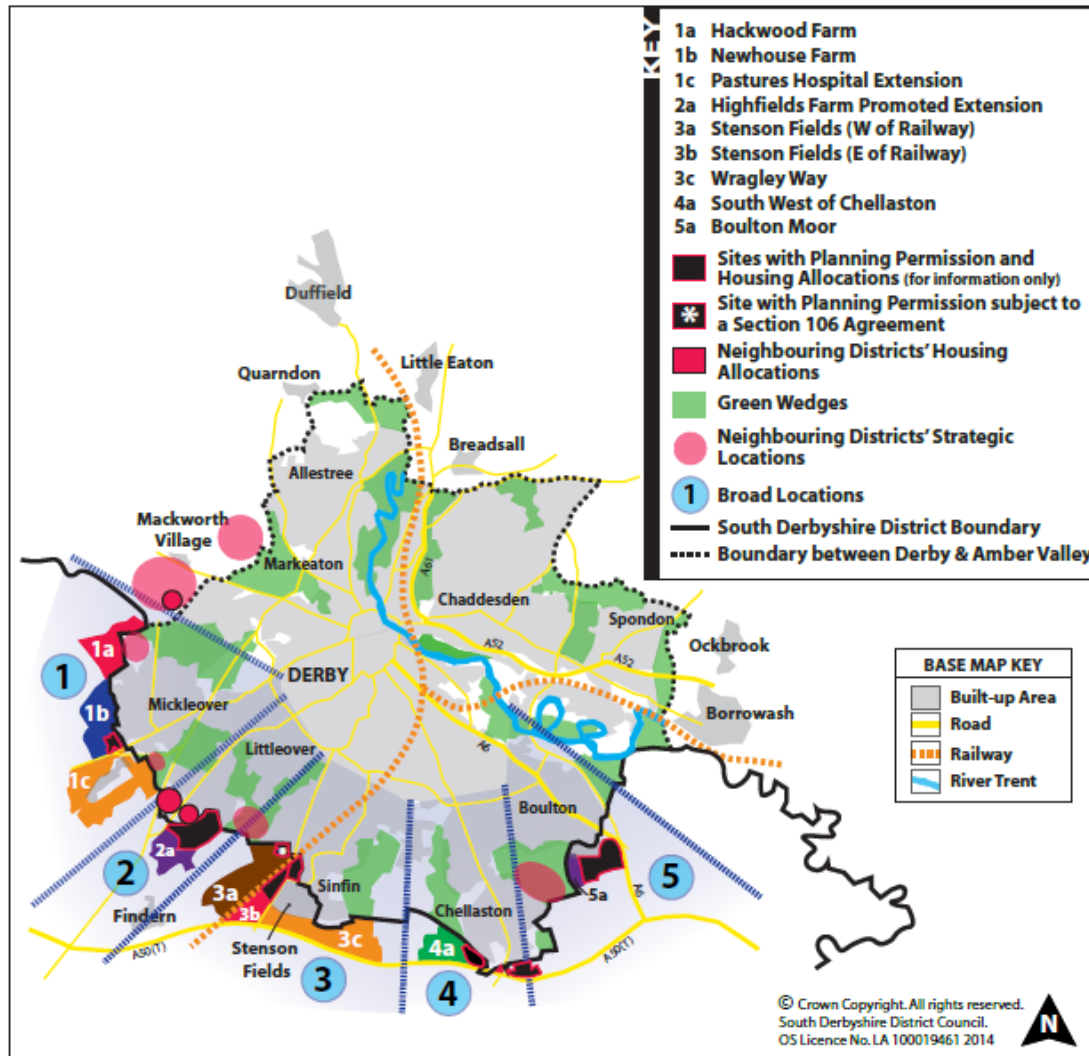
- xiii It is unclear whether promoting all new development in a single location would be deliverable. Given the scale of growth proposed, even allowing for growth already committed (around 3,800 homes across seven locations) there would still be a requirement for further large scale growth in the plan period to 2028 in order to conform with the Authorities preferred distributional strategy (Issue 2). It is unclear whether a site (or number of adjacent sites) of the scale required would be deliverable in the current economic climate given the lead in times for this type of development. This uncertainty would be exacerbated where further large scale growth was proposed nearby within the City. A single site would need to deliver well in excess of typical greenfield delivery rates, even if it were to start immediately. There is therefore significant uncertainty about the delivery of such a large amount of growth in a single local area. In light of concerns about deliverability, it seems prudent to identify a mix of housing sites to accommodate large and small sites in a number of broad locations across the Derby Urban Area. This will help the Authority best manage supply and will bring forward sites across a range of communities to meet local need. In addition delivering growth across multiple locations on a range of different sites could make best use of existing infrastructure where capacity exists to absorb limited growth, especially early in the Plan period without burdening developers with excessive upfront costs which could threaten site viability and deliverability.

- xiv In addition option 1 also performs marginally better than Option 2 against the sustainability appraisal framework, partly because it would provide opportunities to make best use of existing infrastructure (as indicated above), but also because it would allow new housing to be spread out across a range of locations within the City providing greater housing choice to existing and future residents.

5.6.5 ISSUE 5: HOUSING DEVELOPMENT OPTIONS IN THE DERBY URBAN AREA - BROAD AREAS OF SEARCH

- i This is a strategic option considering the potential of 5 broad areas of search on the edge of Derby City to accommodate strategic levels of housing growth. The broad areas of search are as follows:
 - 1. The Mickleover Area
 - 2. The Littleover Area
 - 3. The Sinfen Area
 - 4. The Chellaston Area
 - 5. The Boulton Moor Area

Figure 5.4 below indicates the location of broad areas of search and their relationship with large sites with outline planning permission.



- ii As already noted growth on the southern edge of Derby City has historically been dispersed across a number of locations (evidenced by the granting of outline planning permission for residential developments at Boulton Moor, Stenson Fields, and Highfields Farm (see illustrative map on previous page). More recently outline permission has been granted for 300 homes at New House Farm (Mickleover), 145 homes at Primula Way (near Sunny Hill), and around six hundred homes across two sites in Chellaston.

Summary of Responses

- iii Overall 527 responses were received from consultees on this issue during the 2010 Issues and Alternative Options Consultation. Of the options consulted upon most respondents (66 people) supported growth in Mickleover. Option 4 (Chellaston) was the second most supported option with 59 respondents supporting housing growth in this area. 58 responses supported further growth in Sinfin, 51 in Boulton Moor and 49 in Littleover. Many respondents sought to identify alternative options including:
- to promote small scale growth on the edge of Derby
 - to not provide any growth on the edge of Derby (given that three large sites were granted planning permission in 2009 and no meaningful start has been made on any them (at the point the consultation was held))
 - to use previously developed sites ahead of greenfield sites
 - to develop new homes around A50 interchanges to meet Derby City's needs
 - to promote infill (including the use of green wedges) and regeneration in the City.
 - to ensure coordinated growth with Amber Valley (especially concerning growth in Mackworth)
- iv Of the proposed additional options none represent new broad strategic spatial options that should be subject to further appraisal. For example promoting different scales of growth on the edge of Derby is considered in Issue 3 (**Housing Distribution Options**). In respect of prioritising development on brownfield land all options identified in this section assume that brownfield land is prioritised and vacant dwellings reduced to a minimum (as stated in the 2011 'Housing Growth Options' Consultation). Having considered the potential option to locate growth on A50 interchanges (presumably the A50/A38, A50/A514 and the A50/A6 Spur) all of these interchanges fall within the broad areas identified in the consultation material (see map above) and as such locating development on the 'A50 interchange' scenarios are considered within the scope of this assessment.
- v In respect of promoting infill and ensuring coordinated growth across the southern edge of Derby, South Derbyshire District Council is working closely with partners in Amber Valley and Derby City to ensure growth is coordinated. The Local Plans of the three Authorities are broadly 'aligned' in order that cross-boundary issues can be considered through the plan-making and sustainability appraisal processes and to ensure that respective plans take account of the individual issues and preferred growth options in neighbouring areas. A 'no growth' option on the edge of Derby is not considered to represent a reasonable option given the need for growth to meet the City's needs well above the levels which can be physically accommodated in the City itself.

What May Happen if the Local Plan is Not Prepared

- vi Housing growth has slowed significantly in the Derby Urban Area (DUA) since the onset of the credit crunch and subsequent recession. Housing requirements in the DUA were set at 1070 dwellings per annum through the East Midland Regional Plan (now revoked) and growth levels during the 2006-07 and 2007-08 monitoring periods did, for the most part, satisfy this requirement.
- vii However since 2008 housing completions in the DUA have almost halved and remain at subdued levels. Virtually all the homes completed in the DUA have been delivered within Derby City with only 8 dwellings built in South Derbyshire, or Amber Valley despite the requirements for both Authorities to jointly deliver 350 dwellings per annum on greenfield locations adjacent to the City Boundary (320 in South Derbyshire and 30 in Amber Valley).

Figure 5.5 below shows housing completions in the DUA by District

Completions	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Derby City	1052	1104	476	504	533	261	273	447
South Derbyshire	4	4	0	0	0	0	0	77
Amber Valley	0	0	0	0	0	0	0	--
Total	1056	1108	476	504	533	261	273	524

Source SDDC, DCC and AVBC Annual Monitoring Reports

- viii In the absence of the South Derbyshire Local Plan being prepared it is likely that the housing completions in the DUA will increase from current lows to levels closer to those experienced prior to the recession. This is because Derby City's own Local Plan, will, in isolation bring forward sufficient sites within the City to meet some of its own need (i.e that can be accommodated in the City). In respect of South Derbyshire there are seven sites in the DUA which have outline or full planning permission for around 3,800 new homes. As such it is likely that there would still be significant opportunities for growth in the short to medium term whilst these sites are built out. However, in the longer term it is unclear whether sufficient new development locations could be identified necessary to meet growth requirements, and further without the production and adoption of the Local Plan, the broad location of any additional sites necessary to meet long-term demand would be uncertain.

The Characteristics of the District Likely to be affected by the Local Plan

- ix The delivery of new homes will increase pressures on waste water and water supply infrastructure, the local and strategic road network, health social care and education facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development would also have an impact on the landscape on the southern edge of Derby City.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

- x New housing development in the Derby Urban Area would not have any impact on sites protected pursuant to the Habitats or Birds Directive. However growth, irrespective of location, is likely to lead to increase foul and urban diffuse pollution which could impact on water quality in the Derbyshire Derwent and to a lesser extent in the River Trent. Both rivers have been identified within the HMA Water Cycle Study as failing Water framework Directive targets and there is limited capacity of receiving waters to accommodate further discharges. In addition constraints in the sewerage network in the city could lead to increased incidents of sewer overflows without additional investment to accommodate growth. Growth on the southern edge of the City in South Derbyshire could also have an indirect effect on Air Quality Management Areas designated

within Derby. However impacts could be controlled through the careful design of development including measures to suppress waste water supply, deal with surface water on site and reduce reliance of residents of new homes on private car use and through reducing travel need and demand and the provision of enhanced highways capacity to ease congestion.

- xi Growth would also place additional demand on the local and strategic road network, health, social care and education facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development would also have local landscape and townscape impacts and depending on location could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the District’s architectural and archaeological heritage (including listed buildings and conservation areas), particularly where new development is large-scale or difficult to screen. In respect of the population effects new urban extensions could significantly boost housing choice close to the City and could help support local businesses and district retail centres. An assessment of preferred sites and plan wide effects is set out in Chapters 8 and 9 respectively.

Summary of Broad Options Appraisal

Housing Options in the DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District’s skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District’s contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District’s landscape and townscape character
The Mickleover Area	X	✓✓	✓	?	?	✓	?	✓	✓✓	✓	--	?	--	?	XX	XX	--	X	?	?	XX
The Littleover Area	X	✓✓	✓	?	?	✓	?	✓	✓✓	✓	--	?	--	?	XX	XX	?	X	--	--	XX
The Sinfin Area	X	✓✓	✓	?	?	✓	✓	X	✓✓	✓	✓	?	--	?	XX	XX	?	X	?	?	X
The Chellaston Area	X	✓✓	✓	?	?	✓	✓	✓	✓✓	✓	--	?	--	?	X	XX	--	X	?	?	XX
The Boulton Moor Area	X	✓✓	✓	?	?	✓	✓	✓	✓✓	✓	?	?	--	?	X	XX	--	X	--	?	X

- xii A general theme that is apparent from the appraisal of DUA sites is that firstly, many impacts are uncertain. This is because even after honing in on broad locations the performance of potential developments is not always obvious and in many instances is determined by the specific development location and how the scheme is designed, implemented and phased. Nonetheless some differences in site performance have

been identified and recorded in the following matrix. Issues where uncertainty arose included the performance of broad areas against objectives relating to education; social inclusion and cultural heritage impacts.

- xiii The development of new large-scale housing on the edge of Derby performed well across all sites in respect of SA objectives to provide decent and affordable homes; improve community safety; improve health and well-being and achieve stable and sustainable levels of growth and to diversify and strengthen local urban and rural economies. All sites performed negatively in respect of SA objectives to avoid damage to wildlife and biodiversity locally, (at least in the short term), the reduction of pollution, the loss of greenfield land, the conservation and enhancement of local landscape character and the reduction and management of climate change impacts.

Preferred Option

- xiv **Having reviewed the location of sites and the location of existing commitments the Council has identified four of the 5 broad locations as suitable to accommodate further growth.** These are Mickleover, Sinfin, Chellaston and Boulton Area. Further development is not currently proposed around the Littleover area due to the scale of existing commitments on the Rykneld Road site in the City and the Highfields Farm site in South Derbyshire consented in 2009. Taken together it is likely that both sites will deliver around 2000 homes on adjacent sites and any further urban extensions in this area are unlikely to be able to make any meaningful contribution towards housing delivery to 2028 given the existence of the two sites already available. In addition an extension to this site would also be dislocated from the urban area due to proposals to create a significant landscape buffer on the southern edge of the Highfields Farm site. An extension to the consented Highfields Farm site would also encroach onto the village of Findern to the south. In respect of preferred housing sites in the Derby Urban Area these are listed more fully in Section 8 of this report.

5.6.6 ISSUE 6: EMPLOYMENT LAND OPTIONS IN THE DERBY URBAN AREA

- i This is a spatial option, which deals with where new employment land around the DUA should be located. In total three broad options were consulted upon during the 2010 'Issues and Alternative Options' consultation:
 1. Mixed Use Urban Extensions to Derby
 2. Within Derby
 3. Within South Derbyshire and Derby
- ii Historically employment land provision has been largely located in Derby City. This is because locating new greenfield sites on the edge, or close to Derby City could impact on the wider regeneration of previously developed sites within the City. However, some development has taken place in South Derbyshire where this could not be accommodated within the City, or where there was a need to regenerate sites in South Derbyshire. For example Toyota Manufacturing UK at Burnaston, Dove Valley Park, Foston and Hilton Business Park, Hilton. Option 3 is therefore considered to represent the business as usual (BAU) scenario.

Summary of Responses

- iii Overall 108 responses were received from consultees on this issue, 50 respondents supported option 2 followed by 39 people supporting option 3. Option 1 was supported by 16 respondents. Comments included the following:
- There needs to be more employment provision closer to where people live
 - Only previously developed sites should be used for new employment sites
 - The plan should not seek to target employment developments to specified locations but rather development should be considered on its merits
 - New employment land provision should be matched to housing growth
 - All new employment developments should be properly landscaped and should seek to conserve and protect local biodiversity and amenity value.
- iv Of the proposed additional options none represent new broad strategic options that should be subject to further appraisal. In respect of the suggested option to locate new growth close to where people live, the purpose of the plan is to deliver balanced communities. The three options identified all seek to ensure new employment is well related to new growth and existing communities in and around Derby and South Derbyshire. This could mean undertaking mixed use developments, but it could also mean locating separate employment close to, and easily accessible from, new housing sites in the DUA.
- v In respect of an alternative option of only considering brownfield sites, in line with national policy the South Derbyshire Local Plan will encourage the reuse of brownfield sites. However there are unlikely to be sufficient previously developed sites which could be viably developed for employment uses within, and around Derby or elsewhere in the District to fully meet the employment land requirements for the Plan Period. In addition, it will be necessary to provide a balanced portfolio of sites to business investors whose needs cannot always be met by brownfield sites alone. This issue is considered earlier in this report (Issue 2) with Option 2: 'Below Trend Growth' identified as a way of minimising pressure for development on greenfield sites. Similarly in respect of matching employment and housing growth, the amount of each type of development required is considered under Issue 1: "How much housing growth?" and Issue 2: "How much employment land?" One of the objectives of the plan is to balance housing and employment growth and the three options identified will therefore seek to achieve this.
- vi In respect of the suggested option to not specify locations and treat all new developments on their own merits, there is a statutory requirement to prepare the Local Plan, which should include the identification of appropriate locations and policies to guide the location and design of new development. Nonetheless, it is recognised that the Plan will need to be sufficiently flexible to allow other appropriate developments to come forward outside identified strategic locations, where it can be demonstrated that there is a need for such development, or the benefits outweigh the harm, for example extensions to existing businesses.
- vii Finally, the Plan will seek to ensure that new sites are properly landscaped and includes safeguards to protect local biodiversity. This issue is not considered however to represent a different Plan option but rather a plan objective which would apply irrespective of which option is finally carried forward into the Local Plan. Objective 9 of the South Derbyshire Local Plan seeks to *respect and enhance the varied character, landscape, cultural heritage and natural environment of our fast growing district*'. The objectors concerns are therefore addressed across all three options and will be reflected in the Plan.

What May Happen if the Local Plan is Not Prepared

- viii The current rate of starts and completions on employment sites in the DUA is relatively subdued, reflecting economic conditions nationally. At the present time there are no employment sites in the DUA in South Derbyshire. There are however employment sites close to South Derbyshire in Derby City. Within the City the Adopted Derby City Local Plan (2006) identifies around 270 hectares of available employment land. Since 2006 the completion of new employment sites has been relatively low, due to the economic recession. Given the depressed state of the commercial sector it is possible that sufficient employment land remains in both Derby City and South Derbyshire to meet demand – at least at current levels. However, if commercial completions pick up as the health of the wider economy improves remaining sites may be insufficient to ensure an adequate supply of employment land. The Derby HMA Employment Land Review suggests that it may be necessary to identify additional land measuring some 154 ha within the DUA over the period to 2028.
- ix Without a Plan setting out the preferred approach to new employment provision, planning applications and growth will continue to be determined having regard to national policy. Where applications for business and employment developments are submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need is established. In such circumstances the Planning Authority will be unable to plan economic development strategically and may not be able to deliver new employment sites and business parks in locations where demand exists as the focus would be on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities.

The Characteristics of the District Likely to be affected by the Plan

- x The delivery of new employment sites on the edge and close to Derby City could increase pressures on the sewerage networks and potentially the water supply network. In addition, providing land for new businesses within South Derbyshire could impact both the local and strategic road network by increasing commuting, and could have an impact on local air and water quality. Development could also lead to the loss of significant areas of greenfield land and the urbanisation of countryside and could affect sensitive townscapes or heritage features. Some types of employment uses may also give rise to impacts on existing communities in respect of noise, odour and light pollution.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

- xi New commercial development in the Derby Urban Area would not have any impact on sites protected pursuant to the Habitats or Birds Directive. Further commercial development within or on the edge of the City could increase foul and urban diffuse pollution which could impact on water quality in the Derbyshire Derwent and to a lesser extent in the River Trent. Both rivers have been identified within the HMA Water Cycle Study as failing Water Framework Directive targets and there is limited capacity of receiving waters (rivers) to accommodate additional waste discharges. In addition constraints in the sewerage network in the city could lead to increased incidents of sewer overflows without additional investment to accommodate growth. Growth in the DUA could also have an indirect effect on air quality management areas designated within Derby. However impacts could be controlled through the careful design of development including measures to suppress waste water supply, deal with surface water on site and reducing vehicle use and demand.
- xii In addition commercial growth would place additional burdens on the local and strategic road network, and could affect protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the District's architectural and archaeological heritage (including listed buildings and conservation areas), particularly where new development is large-scale

or difficult to screen. In respect of the population new employment development could significantly boost access to employment opportunities and could make a modest contribution to improving wellbeing and reducing deprivation. An assessment of cumulative (plan-wide) impacts of preferred sites is set out in Chapter 9.

Summary of Broad Options Appraisal.

Employment Land Options in the Principal Urban Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Mixed use Extensions to Derby	?	--	?	--	--	✓	✓	✓	✓✓	✓✓	?	?	?	X	X	XX	?	X	?	?	XX
Option 2: Within Derby	✓	--	?	--	--	?	?	?	✓	✓	?	--	?	X	X	✓✓	?	X	?	?	✓✓
Option 3: Within South Derbyshire and Derby	?	--	?	--	--	✓	✓	✓	✓✓	✓✓	?	?	?	X	X	X	?	X	?	?	X

Identification of the Preferred Employment Growth Option

xiii **Option 3 (within South Derbyshire and Derby) has been selected as the Preferred Employment Growth option to be included in the South Derbyshire Local Plan.** The Council considers it appropriate to bring forward new employment sites both on the urban edge and elsewhere in the District in order to ensure the delivery of balanced communities and to provide a choice of locations for local businesses and to reflect the location of existing commitments, which will make up a major component of future employment needs to 2028.

5.6.7 ISSUE 7: TRANSPORT OPTIONS IN THE DERBY URBAN AREA

i This is an overarching option, which deals with transport options in the Derby Urban Area. In total four broad options were identified and consulted upon in the 2010 'Issues and Alternative Options' consultation. These are as follows:

1. Minimum Intervention
2. Demand Management
3. Measures to Increase Use of Alternatives to the car
4. Highway Based Improvements

ii Historically a combination of demand management, measures to increase non car travel and highways based improvements have been used to mitigate impacts which arise as a result of new development both in the Derby Urban Area and elsewhere in South Derbyshire.

- iii Overall 123 representations were received during this consultation on transport options in the DUA. Around 90% of respondents selected a single preferred approach for dealing with traffic related impacts, of which the vast majority of respondents favoured option 2 Demand Management (47 people) and option 3 increase alternatives to car use (77 people). However, a number of consultees suggested a further option as follows:
 - 5. **Hybrid Option** - A further 'hybrid' option can be advanced involving elements of Options 2, 3 and 4 - as an integrated package of transport measures.
- iv Having considered responses from a number of consultees, it is accepted that an integrated package of transport measures, which includes elements of options 2, 3 and 4 could represent a realistic broad option, and indeed reflects the Business As Usual case. This additional option has therefore been appraised through the Sustainability Appraisal process.

What May Happen if the Local Plan is Not Prepared

- v Congestion is a problem in some parts of Derby City. Significant parts of the highway network are either at, or close to, capacity during the weekday morning and evening peaks, limiting the amount of traffic growth that can be accommodated during these periods. Traffic growth in the hours adjacent to the traditional peaks leads to longer periods of congestion on the network.
- vi Congestion on the trunk road network in Derby has a significant influence upon local route choice and traffic patterns, for example, at the A38 junctions within Derby, through traffic converges with the significant volumes of local traffic resulting in congestion and recurrent delay at three at-grade roundabout junctions to the west and north of Derby city centre. The Highways Agency has proposed a scheme to grade separate these, providing significant congestion relief, but this will not be fully implemented until 2021.
- vii Derby has two Air Quality Management Areas (AQMAs), which have been designated due to traffic-related emissions of nitrogen dioxide (NO₂) exceeding European Union standards. These include the city's inner and outer ring roads, and a section of the A52 in Spondon. These are major routes with high volumes of traffic, which makes them difficult to manage. In regard to greenhouse gas emissions in Derby, transport and travel account for approximately 24% of the annual total.
- viii With regard to public transport, public satisfaction with the bus services and network in Derby is high, although highway congestion results in delays in some services. There are currently two park and ride sites in operation, at Pride Park and the Meteor Centre, but the location of, and access to, these is not ideal. Rail mainly provides inter-urban travel.
- ix Derby's compact size and relatively flat topography make walking and cycling a realistic alternative mode of transport. Cycling rates in Derby are relatively high, however in order to secure greater use, there is a need for further investment to complete a continuous network of cycle routes, and to enhance pedestrian infrastructure.
- x Without a Plan setting out the preferred approach to development within the Derby growth would continue to be determined having regard to national policy. Where applications for new development are submitted to the Authority, these would need to be considered on their merits, and appropriate sites released on an ad-hoc basis, dealing with the transport related impacts that those proposals generate on a case by case basis. This would make it difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning, (including

strategic improvements to the local road network and/contributions towards improvements to the Strategic Road Network and or contributions towards non-car transport), are fully delivered to nearby communities.

The Characteristics of the District Likely to be affected by the Local Plan

- xi The delivery of new homes and businesses in South Derbyshire and the City will increase pressures on the transport network by increasing the demand for travel. It will be necessary to deliver new highway infrastructure to serve proposed employment and residential sites (even if this is restricted to on-site infrastructure). This could involve the loss of greenfield land, and erosion of tranquillity due to increases in road noise and street lighting. It would also increase surface water generation, hence, pluvial flood risk as well as the mobilisation of silts and hydrocarbons which could lead to deterioration in water quality. In addition, greater volumes of traffic could increase transport flows on existing roads within the city and on the strategic road network close to the City (A50, A38, A6) and could lead to increased air pollution including the emission of climate change gases such as Carbon Dioxide.
- xii However, a number of transport options considered in this appraisal could help to minimise the need to travel and provide alternative means of transport for existing and future residents. This in turn could improve access for those without a car to shops, jobs, education, leisure and services.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

- xiii The identified transport options for the Derby Urban Area would not have any impact on sites protected pursuant to the Birds or Habitats Directive. Diffuse water pollution from surface runoff from roads and other transport routes could affect the ability of relevant authorities (Water Companies, the Environment Agency and Local Councils) to meet strict water quality targets set out in the Water Framework Directive. Additional measures could be necessary to reduce diffuse pollution from new roads and other development (for example through the inclusion of Sustainable Urban Drainage Schemes in new development). In addition significant growth on the edge of Derby will increase car use locally which will increase transport movements and potentially congestion in the City. This could contribute to a general worsening of air quality including in designated AQMAs on the inner and outer ring roads in the city.
- xiv Without careful design, the creation of new transport routes could increase noise and light pollution locally, as well as contribute to increased emissions of greenhouse gases. The Local Plan could also potentially increase accident rates in some areas although this would depend on the broad option selected by the Council. The construction of new transport routes or other highways improvements is also likely to lead to the loss of greenfield sites on the edge of the city. Conversely, new road and walking and cycling route provision and improvements to existing routes could enhance accessibility for existing and new communities. The provision of new public transport routes, or the strengthening of existing services, and the provision of new or improved walking and cycling routes could improve access to jobs, education, shopping, leisure and other local facilities, as well as providing safe leisure routes.

Summary of Broad Options Appraisal

Transport Options DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Minimum Intervention	X	--	X	X	--	--	X	XX	X	X	?	--	--	X	XX	--	--	XX	--	--	X
Demand Management	✓	--	✓	--	--	--	✓	✓	?	?	?	✓	--	--	--	--	--	✓	--	--	✓
Measures to increase use of alternatives to the car	X	--	✓	--	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	✓	✓	X	X	✓✓	?	✓	?
Highways Based Improvements	X	--	XX	✓	--	✓	✓	✓✓	✓✓	✓✓	✓	--	--	XX	XX	X	X	XX	?	?	XX
Hybrid Approach	X	--	✓	✓	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	X	X	X	X	X	?	✓	XX

- xv Option 1 (Do Minimum) has little or no impact in terms of sustainability objectives to provide decent and affordable homes; improving educational performance; promoting social inclusion; improving the quality of the built environment; reducing flood risk; reducing greenfield land losses and protecting and enhancing cultural and architectural/archaeological heritage. Negative impacts are likely in terms of biodiversity impacts, reducing crime or improving safety, improving health and wellbeing, improving accessibility and making the best use of existing infrastructure; ensuring sustainable economic growth, addressing climate change and pollution, and enhancing townscape character. This option had no positive impacts.
- xvi Option 2 (Demand Management) was considered to have generally positive or no/slight impacts against social and environmental objectives. However uncertain impacts were recorded against SA objectives to achieve sustainable and stable levels of economic growth; to diversify and strengthen local urban and rural economies and to enhance the vitality and viability of town and village centres.
- xvii Option 3 (Increasing Non-Car Travel) performs well in social and economic terms, but could have negative or uncertain impacts in terms of environmental objectives. This option performs especially well in terms of objectives to improve health and wellbeing; promoting social inclusion and improving access to facilities and reducing our contribution towards, and adapting to, climate change.
- xviii Option 4 (Highways Based Improvements) has a mixed performance against the sustainability objectives. It performs poorly against objectives to protect biodiversity; improve the health and wellbeing of local residents; the promotion of social inclusion and sustainable forms of construction; the reduction of pollution and flood risk; the minimisation of greenfield land losses and the conservation and enhancement of

landscape impacts. It performs well in terms of objectives to improve accessibility, make best use of existing infrastructure, achieve stable and sustainable economic growth; diversify and strengthening the local economy and enhance the vitality and viability of existing town and village centres. Uncertain impacts were recorded against objectives to protect and enhance architectural/archaeological and cultural heritage.

- xix Option 5 (Hybrid Approach) This option would consist of a combination of Options 2, 3 and 4. This option would perform well in respect of economic and social objectives but would perform less well in respect of environmental objectives as new road building would still make up an important element of this option. As such this option would still have negative impacts in respect of objectives to avoid damage to the biodiversity; reduce pollution, minimise greenfield losses and protect townscape character.

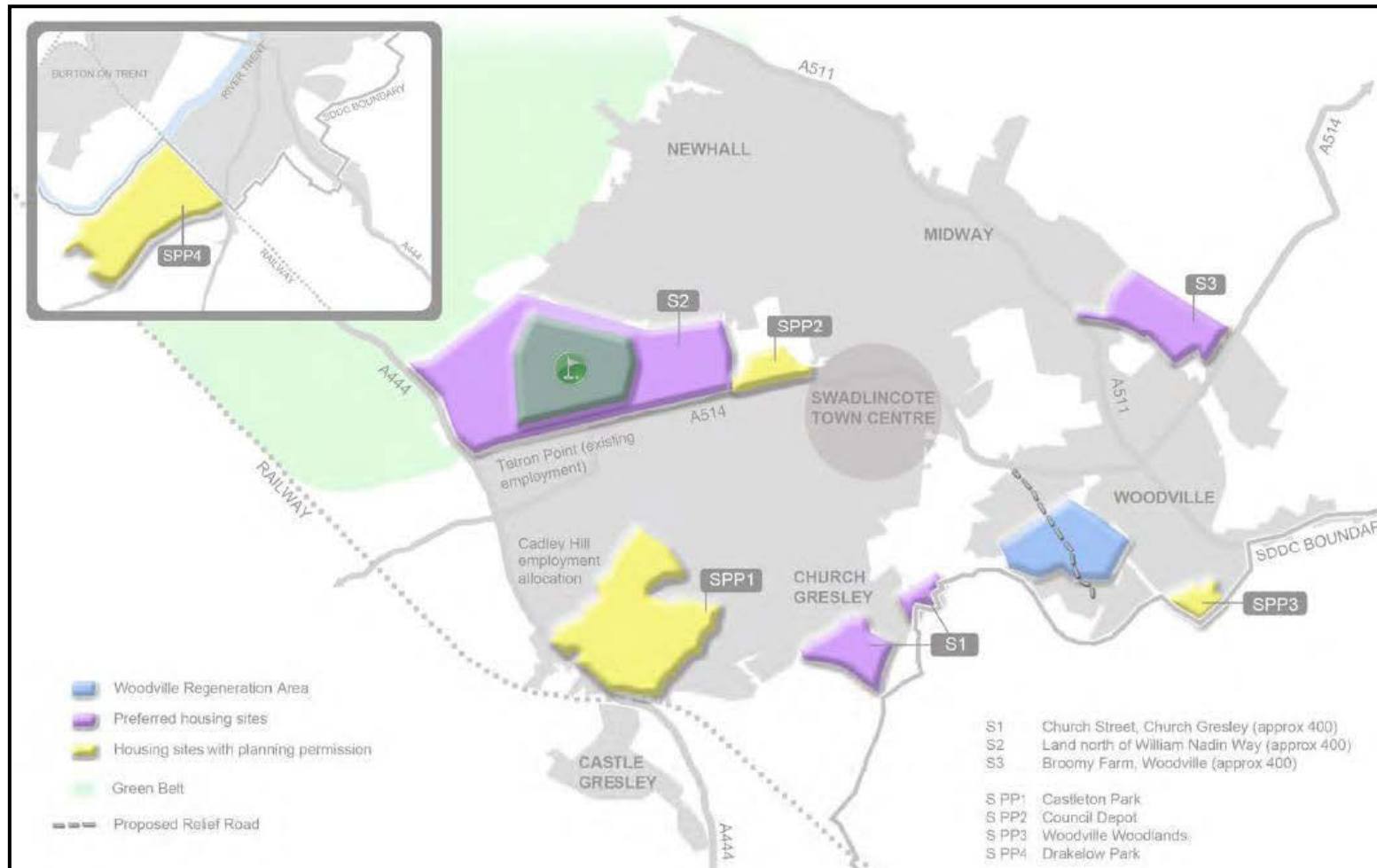
Preferred Option

- xx Given the scale of growth proposed on the southern edge of Derby and having regard to existing commitments (large sites already granted planning consent around Boulton Moor, Chellaston, Stensons Fields, Primula Way, Highfields Farm and New House Farm) **Option 5: A Hybrid Approach including elements of Options 2-4 is the Council's Preferred Option.**
- xxi It is acknowledged that this option could perform less well against the SA framework compared to Option 3 (increasing Non Car Travel) however transport modeling undertaken to date for the DUA indicates that without some new road provision the quantity of housing and employment growth already committed within and on the edge of Derby, in combination with additional growth in the DUA proposed in the emerging South Derbyshire and Derby City Local Plans could not be accommodated. In particular, transport modelling has indicated a need for a Southern Derbyshire Link Road (SDLR) on the edge of the City to support growth, in addition to the construction of the T12 which is already committed in the City. However, new road delivery alone will not adequately mitigate the effects of proposed growth, and improved public transport provision together with demand management will also be required to reduce any likely increase in traffic flows. In some locations the later phasing of development could also be necessary to ensure that growth occurs after the delivery of new transport infrastructure, for example, around the Sinfin and Mickleover Areas

5.6.8 ISSUE 8: SUB-OPTIONS FOR DIRECTIONS OF GROWTH - SWADLINCOTE

- i This is a strategic option, which deals with housing distribution within Swadlincote on strategic (large) sites. In total four broad options were identified and consulted upon in the 2010 'Issues and Alternative Options' consultation as follows:
 1. Extensions to the west and south west of Swadlincote
 2. Extensions to the east of Swadlincote
 3. Extensions to the south of Swadlincote
 4. A combination of locations

Figure 5.6: Housing Distribution Options in and around the Swadlincote Area



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- ii Recently growth in Swadlincote has been focussed in a number of key locations most notably Castleton Park (Castle Gresley), and Woodville Woodlands (Woodville). In addition planning permission for 215 homes has been granted at Cadley Hill and to the north of Tetron Point (157 homes). Strategic growth has been supplemented with a significant amount of windfall development across the whole of Swadlincote urban area. As such Option 4 (a combination of locations) would represent the business as usual (BAU) option for growth in this area.

Summary of Responses

- iii Overall 98 responses were received concerning the direction for growth around Swadlincote during the 'Issues and Alternative Options' consultation in 2010. More than half of all consultees considered that new development should take place in a combination of locations (54 people) within Swadlincote. Support for concentrating development in a single location was notably lower, although of the three broad areas identified there was most support for growth around the west and south west of Swadlincote (24 people) - an area that had already seen significant growth in recent years.
- iv A number of consultees had sought to identify alternative options including:
 - Focussing development on brownfield sites ahead of previously undeveloped land.
 - Developing in alternative locations other than Swadlincote.
- v Having considered the alternative options highlighted it is considered that no additional appraisal is required of these options. This is because all options identified assume that brownfield sites are prioritised and vacant dwellings reduced to a minimum. In respect of developing in alternative locations (the broad distribution strategy) this is considered in detail within Issue 3 of this report.

What May Happen if the Local Plan is Not Prepared

- vi Housing completions have slowed within Swadlincote since the onset of the 'Credit Crunch' and subsequent recession. Nonetheless the Council's Annual Monitoring Report (AMR) indicates that around 1030 homes have been built in Swadlincote between April 2007 and March 2013. This development has principally been located at Castleton Park and Woodville Woodlands which to date have contributed 963 and 441 new homes respectively (although some of this growth predates the last five years). Currently it is anticipated that an additional 206 homes could come forward on the Castleton Park site. In addition to these sites, windfalls have also contributed to recent growth in the Town. Notable windfall sites have included the Qualitas, Mason Cash, and Coppice Side factory sites, together with sites on the former Magistrates Courts and Old Station Close and the former Kwik Save site.
- vii In the absence of the South Derbyshire Local Plan being prepared it is likely that the housing completions in the Swadlincote area could decrease markedly from current numbers in the medium term as existing strategic allocations and other commitments (such as Rosehill Works and the site to the north of Tetron Point and land at Cadley Hill are built out. However in the longer term it is less clear whether housing numbers would remain at lower levels as the District Council would have a commitment to maintain a five year supply of housing land in line with national government housing policy set out in the National Planning Policy Framework. However in the absence of a coordinated approach to growth (for example through the identification of appropriate sites through the Local Plan), there is no guarantee that new sites would come forward in Swadlincote. Put simply, housing growth would be expected to continue in the near term but further into the future there would be far less certainty about the amount and location of housing growth within the town.

The Characteristics of the District Likely to be affected by the Local Plan

- viii The delivery of new homes around Swadlincote will increase pressures on waste water and water supply infrastructure, the local road network (and to a lesser extent the strategic road network), health and social care facilities, recreation areas as well as formal and informal green spaces such as sports pitches, allotments, public rights of way and amenity and wildlife areas. Within Swadlincote new housing related development could increase opportunities to increase the provision of affordable and low cost market homes, which could help tackle deprivation and improve wellbeing of residents. It could also offer opportunity to safeguard heritage assets in some locations, for example around Woodville and Church Gresley.

The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

- ix New housing development within limited parts of the town could fall within the catchment of the River Mease SAC, although foul water from developments within and around Swadlincote would not be served by waste water treatment works which discharge to the Mease or any of its tributaries. A map of the River Mease SAC catchment is available to view in the Habitat Regulations Screening Assessment of the Part 1 Local Plan which is available to view on the Council's Website. In addition Long-term growth could impact on the ability of water companies to meet strict water quality targets set out in the Water Framework Directive. Rivers in the District failing to meet WFD targets include the River Trent (which receives much of treated foul water from this area via its tributaries). Growth in Swadlincote is unlikely to have any impact on sites protected pursuant to the Birds Directive or on Air Quality Management Areas in Burton on Trent or Derby City due to the distance between the town and designated management areas. In addition growth in the town could exacerbate pressures on the local road network including Clock Island, the A511 and A514 and health, social care and education facilities (including in particular primary education provision within the town), recreation areas as well as formal and informal green spaces such as sports pitches, allotments, public rights of way and amenity and wildlife areas.
- x Development would also have local landscape and townscape impacts and depending on location could have a detrimental impact on protected or locally important habitats and species. Major growth in sensitive locations could also have a detrimental impact on the District's architectural or archaeological heritage (including listed buildings), particularly where new development is large-scale or difficult to screen, although new housing growth would contribute to the creation of new National Forest planting and habitat creation and could support the delivery of new walking and cycling routes associated with the Forest. In addition given the limited number of brownfield sites within the town a housing sites would lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of countryside.

Summary of Broad Options Appraisal

Options for Growth - Swadlincote	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment, food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Extensions to the west and south west of Swadlincote	X	✓✓	✓	✓	?	✓	✓	✓	✓	✓	✓✓	?	--	?	X	XX	--	X	--	--	XX
Extensions to the east of Swadlincote	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	XX	--	X	--	--	XX
Extensions to the south of Swadlincote	X	✓✓	✓	✓	?	✓	✓	✓✓	✓	✓	✓✓	✓✓	--	?	X	X	--	X	?	?	?
A combination of locations	X	✓✓	✓	✓	?	✓	✓	?	✓	✓	✓✓	?	--	?	X	XX	--	X	?	--	XX

Conclusion (including identification of the Preferred Housing Location Option)

- xi **The Authority's preferred approach to housing delivery in and around Swadlincote is dispersed growth spread across a combination of locations (option 4).** This option was the most supported through consultation and would provide the greatest opportunities to disperse growth to meet local housing needs and reuse previously developed or derelict and degraded sites in the town. Further assessment of the specific sites selected and a cumulative (plan-wide) assessment of the proposed sites is set out at chapters 8 and 9 respectively.

5.6.9 ISSUE 9: SUB-OPTIONS FOR DIRECTIONS OF GROWTH – RURAL AREAS

- i This is a strategic option, which deals with housing distribution within the larger villages and other rural locations, which have been identified through the Strategic Housing Land Availability Assessment and subsequent Sustainable Urban Extensions Study (SUES) in response to specific question raised during the 'Issues and Alternative Options Consultation' in 2010 concerning growth in the villages.

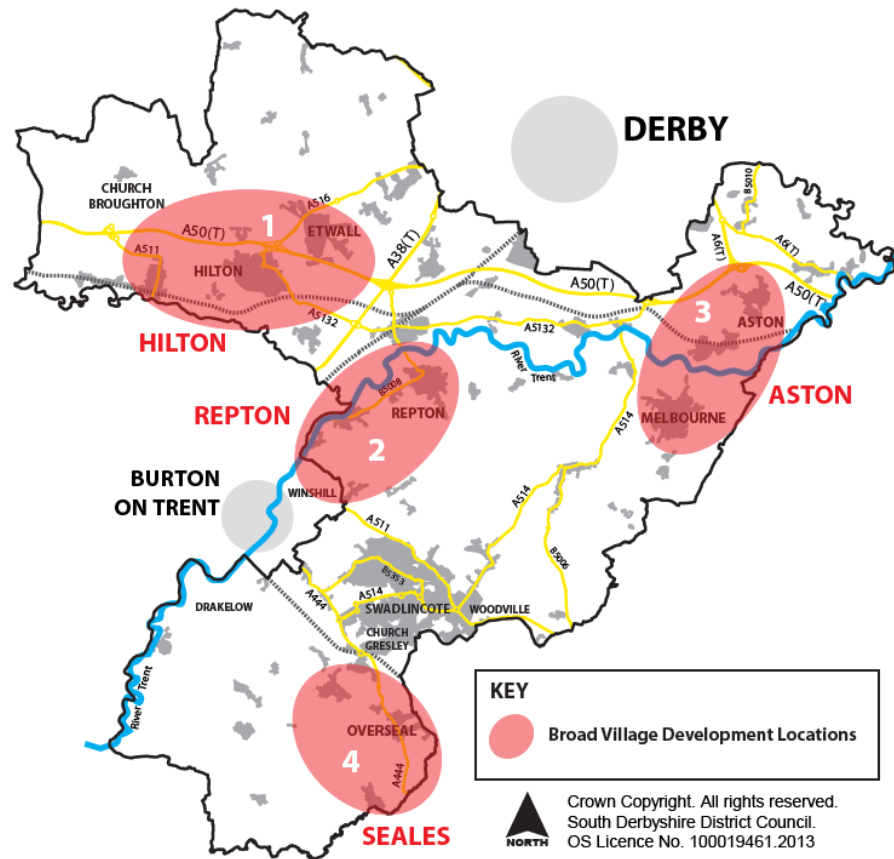
Summary of Responses

- ii The Issues and Alternative Options Consultation invited respondents to identify any villages that were suitable for strategic scale growth. Of the 540 respondents who sought to consider where new housing should be distributed very few considered that strategic development should be accommodated in the rural locations. However those that did suggest rural locations identified the following areas:
- Aston on Trent

- Drakelow
- Elvaston
- Etwall
- Hilton
- Hatton
- Hartshorne
- Melbourne
- Overseal/Netherseal
- Repton
- Rosliston
- Shardlow
- Ticknall
- Willington
- Winshill
- Woodville and the 'Gresley's'.

- iii In addition to specific locations identified during previous consultation events as suitable for accommodating strategic levels of growth the Council has also reviewed its Strategic Housing Land Availability Assessment (SHLAA) and other records held by the Council to identify other potentially suitable broad locations put forward by land owners or their agents capable of accommodating large scale growth. However a number of the villages identified above only contain small sites available for housing development. Such villages include Elvaston, Rosliston, Hartshorne, and Ticknall. As such whilst these villages could make a meaningful contribution towards housing delivery it is likely to be through locally scaled growth rather than very large strategic developments. These will be defined through the Part 2 Local Plan. In respect of the Drakelow site, this was granted planning permission for a strategic mixed use development on green and brownfield land in 2012. As such this site is now a commitment and is not considered further through this appraisal as the Local Plan. Finally development in Woodville and the Gresleys' is considered in Issue 8 (Sub-Options for Directions of Growth – Swadlincote).
- iv Based on the above review the Council has sought to identify and appraise 4 distinct rural growth areas within its Sustainability Appraisal as follows:
1. The North West
 2. The Central Area
 3. The North East
 4. Southern Villages

Figure 5.7: Housing Distribution Options in Rural Areas



What May Happen if the Local Plan is Not Prepared

- v Housing completions have slowed on available sites across the whole District since the onset of the ‘Credit Crunch’ and subsequent recession. Nonetheless the Council’s Annual Monitoring Report (AMR) indicates that around 500 homes have been constructed in Hilton in the past 5 years. There have also been a notable number of completions at Station Road, Melbourne (98 dwellings), Shardlow (50 dwellings) and Overseal (40 Dwellings). Currently it is anticipated that around 485 homes remain to be built in Hilton whilst 177 dwellings have been permitted on three sites in Willington (Calder Aluminum, land off Repton Road and Etwall Road). Around 52 homes remain to be built at Station Road Melbourne. In addition recent permissions have been granted in Aston on Trent at Aston Hall Hospital as well as at Longlands Repton.
- vi In the absence of the South Derbyshire Local Plan being prepared it is possible that the housing completions could decrease markedly from current numbers in rural parts of the District in the short to medium term as existing strategic sites and other commitments (in Willington and

Melbourne and Willington) are built out. However in the longer term it is less clear whether housing numbers would remain at lower levels as the District Council would have a commitment to maintain a five year supply of housing land in line with national government housing policy set out in the National Planning Policy Framework. However in the absence of a coordinated approach to growth (for example through the identification of appropriate sites through the Local Plan), there is no certainty whether new sites would come forward, in what location and over what timeframe.

The Characteristics of the District Likely to be Affected by the Local Plan

- vii The delivery of new homes in the villages could increase water, noise and light pollution and could increase pressure on existing local health and social care facilities, recreation areas as well as formal and informal green spaces such as sports pitches, allotments public rights of way and amenity and wildlife areas, it would lead to the loss of greenfield (agricultural) land and the urbanisation of countryside. Growth in some villages could affect heritage assets including listed buildings, scheduled ancient monuments or underground archaeology. New housing would increase the provision of affordable and low cost market homes, including in high cost locations where some existing residents may be priced out of living. This could help tackle deprivation and improve the wellbeing of residents.

The Likely Significant Effects on the Environment of the Local Plan including on Areas of Known Environmental Importance

- viii New housing development in the southern area could have a detrimental impact on the River Mease SAC principally as a result of increased waste water generation (where development discharges to Overseal, Netherseal Treatment Works), or due to the unmitigated release of surface water generation. Away from the southern villages new housing development will not affect any sites protected pursuant to the Habitats Directive. Development at all locations could negatively affect water quality in surface waters which are failing to meet Water Framework Directive Targets (including the Trent, Derbyshire Derwent or Mease) or as a result to increase levels of urban diffuse pollution. Development in any of the broad areas is unlikely to have any significant effect on local air quality management areas within the City or Burton on Trent, although clearly growth in these areas could increase traffic levels where residents commute to Derby or Burton to access employment or other services and facilities. No sites will have any impact on sites protected pursuant to the Birds Directive.
- ix Growth could also lead to increased noise, air and light pollution around sites and represent an intrusion into the countryside around villages which would affect local landscape character especially during the early part of development. In addition, the development strategic housing developments would lead to the loss of green field land and could also affect the historic character of many of the District's villages particularly in the central and northeast areas. Development in some parts of the North West, North East and Central areas could exacerbate flood risk.
- x In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for residents already living in rural locations close to new development. However it could also increase pressure on existing social infrastructure such as schools, doctors and community facilities. New housing provision could also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers and may secure the retention of existing, or deliver the expansion of new facilities and services in some locations.

Summary of Housing Options for Growth: Rural Areas

Options for Growth – Rural Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
North West – Hilton Area	X	✓✓	✓	✓	?	✓	✓	X	✓	✓	✓✓	?	--	?	X	X	✓✓	XX	--	--	XX
Central Area – Repton Area	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	XX	X	XX	XX	?	XX
North East – Melbourne / Aston Area	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	X	X	XX	XX	?	XX
Southern Villages – Overseal area	XX	✓✓	✓	✓	?	✓	✓	XX	✓✓	✓	✓✓	?	--	?	XX	XX	--	XX	X	--	XX

- xi Options 1, 3 performed similarly having positive effects in respect of social and economic sustainability objectives, and negatively in respect of environmental issues.
- xii Specific differences occur in respect of Hilton concerning objectives to achieve stable and sustainable levels of growth as based on sites identified through the Strategic Housing Land Availability Assessment (SHLAA) further housing growth in some parts of the north west could take place on sites currently earmarked for employment growth. However, growth in the north west area, especially around Hatton and Scropton could help fund the River Dove Flood Risk Management Scheme (FRMS) and as such development here could help reduce flood risk to existing communities, despite growth occurring in a location which is currently at flood risk. Development in the north west is not expected to have any significant impact on objectives to safeguard cultural heritage assets or improve accessibility to these due to the relative lack of such assets in potential development locations identified through the SHLAA.
- xiii Within the Repton area, development may have more significant effects in respect of greenfield land losses (there are no previously developed sites in this area). In addition impacts on heritage assets are likely to be more significant than development in Hilton due to the high quality of heritage assets in this area, particularly in Repton, however there may be opportunity to improve access to heritage features should new development come forward -although this is unclear. Development in this area could exacerbate flood risk impacts where new development is located in the floodplain.

- xiv The sustainability appraisal indicates that the Aston, Shardlow and Melbourne Area would perform similarly to Repton, although there is some opportunity for the redevelopment of previously developed land in this area, so greenfield losses could potentially be less significant should development take place in this location.
- xv In respect of development in the southern villages, this option tends to perform poorly in respect of impacts on biodiversity, and in terms of objectives to make best use of existing infrastructure and reduce pollution. This is largely a consequence of the high level of protection afforded the River Mease SAC and the poor condition of the site. Strategic development in the catchment of the SAC could alone or in combination with other development elsewhere in the catchment further reduce water quality, and make improving local sewage treatment works difficult. Nonetheless there may be opportunities to pursue development in those villages just outside of the SAC catchment (Rosliston and Coton), or in Netherseal, Overseal and Lullington subject to appropriate surface water mitigation and remaining consented headroom at Netherseal and Overseal Waste Water Treatment Works.

Preferred Option

- xvi As previously noted in Housing Distribution (Issue 3) the Council's preferred option is for urban concentration with most growth focused within or adjacent to Derby City. However this option still assumes notable growth in appropriate villages through the Part 1 Local Plan where there would be distinct community benefits in doing so.
- xvii Of the areas reviewed within the broad options appraisal three broad areas would be able to accommodate notable levels of growth the North East, North West and Central Areas. No strategic level development has been identified in the southern villages. The largest sites proposed around the Overseal and Netherseal could have an unacceptable impact on the River Mease and waste water flows which would be treated by treatment works discharging to the Mease SAC. Large scale development could therefore affect the integrity of the site. Away from Netherseal and Overseal smaller scale growth could potentially be accommodated in this broad area, although sites would be locally scaled and will need to be reviewed through the Part 2 Local Plan. The Council will seek to identify an additional 600 homes within or as greenfield extensions to the villages and other appropriate locations in South Derbyshire.

5.6.10 ISSUE 10: EMPLOYMENT LAND OUTSIDE OF THE DERBY URBAN AREA

- i This is a spatial option, which deals with whether new employment land should be provided within the District outside of the Derby Urban Area (Swadlincote, the villages and rural areas not immediately adjacent to Derby City). In total two broad options were identified and consulted upon during the Issues and Alternative Options Consultation held in 2010. These are as follows:
 1. No additional provision
 2. Increased provision
- ii Historically employment development outside the Derby Urban Area has been concentrated in Swadlincote and on sites close to the A50 (Hilton Depot, Dove Valley Park and Toyota Manufacturing). During the previous consultation the 'Issues and Alternative Options' document made clear that some employment development to secure regeneration in the Woodville area was likely at Occupation Lane (see issue 12). However, an alternative option for meeting the needs of the northern portion of South Derbyshire would be to accommodate new employment within the Derby Urban Area (DUA). This is considered in Issue 6 of this SA report).

Summary of Responses

- iii Overall, there were 107 representations concerning employment outside of the DUA. Opinion was divided on whether South Derbyshire's needs should be met within the District (41 people) or whether local needs should be met by employment sites within Derby (47 people). No additional broad options were identified as a result of comments received back during consultation on this issue. However, one stakeholder considered that employment growth should be linked with overall housing growth in order to ensure the creation of balanced communities. This is not considered to represent a standalone option, but rather a variant of the existing option for increased provision (option 2).

What May Happen if the Local Plan is Not Prepared

- iv The current rate of starts and completions on employment sites with the District is low, reflecting economic conditions nationally. At present, plots remain at four sites, all of which are outside of the DUA; Cadley Hill and Tetron Point, both of which are Swadlincote; Hilton Business Park and Dove Valley Business Park at Foston. Since 2006 the completion of new employment sites has been relatively low, due to the economic recession. Given the depressed state of the commercial sector it is possible that sufficient employment land remains in South Derbyshire to meet demand – at least at current levels. However, if commercial completions pick up as the health of the wider economy improves remaining sites may be insufficient to ensure an adequate supply of employment land and some new provision is therefore required. There is a need for 53ha of employment land in South Derbyshire away from the Derby Urban Area up to 2028.
- v Without a Plan setting out the preferred approach to new employment provision, planning applications and growth will continue to be determined having regard to national policy. Where applications for business and employment developments are submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need is established. In such circumstances the Planning Authority will be unable to plan economic development strategically and may not be able to deliver new employment sites and business parks in locations identified as suitable by the Authority as the focus would be on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities including for example targeting employment growth to areas of high unemployment or communities affected by higher levels of deprivation.

The Characteristics of the District Likely to be affected by the Plan

- vi The delivery of new employment sites in South Derbyshire could increase pressures on the sewerage networks and potentially the water supply network and could lead to increased flood risk where development takes place in areas at risk. In addition, providing land for new businesses within South Derbyshire could impact both the local and strategic road network by increasing commuting, and could have an impact on local air and water quality. Development could also lead to the loss of significant areas of greenfield land. Commercial development could also lead to the urbanisation of countryside and could affect sensitive landscapes or townscapes and heritage features. Some types of employment uses may also give rise to impacts on existing communities in respect of noise, odour and light pollution.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance

- vii Neither of the options identified would have an impact on sites protected pursuant to the Birds or Habitat Directives, (as no identified sites fall within the catchment of the River Mease. Sites are also unlikely to affect air quality management areas within the City or Burton on Trent owing to the location of identified large scale sites. Long-term growth could impact on the ability of water companies and other relevant bodies to meet strict water quality targets set out in the Water Framework Directive, either as a result of increased point source or diffuse pollution from

waste or surface water, or as a result of abstractions within river catchments that are close to capacity. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease.

Summary of Options for How Much Employment Land outside the Derby Housing Market Area

Employment land provision outside of the Derby Urban Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
No Additional Provision	✓	--	--	✓	--	X	X	✓	✓	X	?	?	?	X	?	✓	✓	X	✓	✓	✓
Increased Provision	?	--	?	--	--	✓	✓	✓	✓	✓	?	?	?	X	X	?	?	X	?	?	X

- viii The “No Additional Provision” option performs well in terms avoiding damage to wildlife sites and biodiversity; improving community safety and reducing crime, making best use of existing infrastructure, protecting the local landscape and cultural heritage assets and minimising loss of greenfield sites. However, this option performs poorly against objectives to promote social inclusion, improve accessibility to jobs and other facilities, diversifying and strengthening local and rural economies. Uncertain impacts have been identified in respect of enhancing the vitality and viability of existing town and village centres, improving the quality of new development and reducing light, noise, water and air pollution.
- ix In relation to the “Increased Provision” option, positive impacts were recorded against SA objectives to improve social inclusion and reduce social inequalities, improve accessibility to employment, to make best use of existing infrastructure and to achieve sustainable and stable levels of economic growth, and to diversify and strengthen the local urban and rural economies. Negative impacts were recorded in relation to sustainable use of natural resources, to reduce water, light, air and noise pollution, to reduce and manage the impacts of climate change and preserving landscape and townscape character. Uncertain impacts are identified in respect of avoiding damage to wildlife sites and biodiversity, improving health and wellbeing, enhancing the vitality and viability of local centres, improving the quality of new development, minimising waste, greenfield losses and flood risk and protecting and enhancing cultural, archaeological and heritage features.

Preferred Option

- x **Increased Provision is the Council’s preferred option.** The Council considers it appropriate to bring forward new employment sites both on the urban edge and elsewhere in the District at Swadlincote, around Burton on Trent, and close to Hilton and Dove Valley Park on the A50.

The justification for bringing forward relatively dispersed growth is to ensure the delivery of balanced communities and to provide a choice of sites in different locations to meet future employment land requirements. It would also ensure sufficient sites are provided to accommodate potential employment lands losses going forward. This option would have a more positive impact in respect of economic and some social impacts but could have a more negative effect in respect of environmental objectives included in the SA. However, the scale of increase provision is likely to be modest (around 15ha) with the vast majority of sites being allocated already consented for employment use. As such whilst increased employment land provision through the Plan would have a notional impact on environmental objectives, in reality sites are already commitments and development has already been consented.

5.6.11 ISSUE 11: TRANSPORT OPTIONS OUTSIDE OF THE DERBY URBAN AREA

- i This is an overarching option, which deals with transport options away from the Derby Urban Area (i.e. in Swadlincote and rural villages). In total four broad options were identified during the Issues and Alternative Options Consultation held in January 2010 and options were consistent with those identified in the Derby Urban Area. The options are as follows:
 - 1. Minimum Intervention
 - 2. Demand Management
 - 3. Measures to Increase Use of Alternatives to the car
 - 4. Highway Based Improvements

- ii Overall 130 representations were received during this consultation on transport options in Swadlincote, the villages and other rural places. Around 75% of respondents selected a single preferred approach for dealing with traffic related impacts of which the vast majority of respondents favoured option 3 (increase alternatives to car use) and option 2 (Demand Management), with these options being supported by around 50% and 15% respectively. However, a number of consultees suggested a further option as follows:
 - **Hybrid Option** - A further 'hybrid' option can be advanced involving elements of Options 2, 3 and 4 - as an integrated package of transport measures.

- iii Having considered responses from a number of consultees, it is accepted that an integrated package of transport measures, which includes elements of options 2, 3 and 4 could represent a realistic broad option. This has therefore been appraised through the Sustainability Appraisal process.

What May Happen if the Local Plan is Not Prepared

- iv In South Derbyshire there is significant movement between the northern parishes and Derby and between Swadlincote and the neighbouring urban centres of Burton-on-Trent and Ashby de la Zouch. Highways England seeks to minimise growth in traffic volumes on the A50 and A38 trunk roads and at junctions serving those roads. Consultation undertaken in Woodville indicates that traffic congestion is a particular concern at the A511/A514 Clock Island junction in Woodville. There are poor transport connections between the north and south of the District. At Swarkestone Causeway, there are concerns about highway capacity, safety and damage to the historic monument. Traffic concerns have also been raised on other roads such as the A444 in Overseal and the A511 as it passes through Hatton. Consent has been granted for a new river crossing at Walton on Trent. This would support existing business activities in the area and will also enable the redevelopment of part of the former Drakelow power station site for housing and other uses.
- v Whilst some rural villages, such as Hilton and Etwall, are well served by public transport, others are less so, particularly in parts of the National Forest or the far North West of the District. In these areas access to jobs, shopping, services and facilities can be inconvenient for those lacking access to a car. Passenger rail services pass through the area between Derby and Crewe, stopping at Hatton/Tutbury station, and between Derby and Birmingham, stopping at Willington station. Whilst the former provides an hourly service, the number of trains stopping at Willington is more limited.
- vi Throughout the area, the greenway and cycleway networks continue to expand and provide a means of transport as well as a leisure and tourism asset. The compact nature of the Swadlincote urban area means that it lends itself to trips on foot and by cycle, although there is a need to further develop the necessary infrastructure in order to encourage this.
- vii Without a Plan setting out the preferred approach to development within Swadlincote the villages and other rural places planning applications and growth will continue to be determined having regard to national policy. Where applications for new development were submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis dealing with the transport related impacts that those proposals generate on a case by case basis. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning, including strategic improvements to the local road network, local capacity improvements and/or contributions towards non-car transport, were fully delivered to nearby communities.

The Environmental Characteristics of the District Likely to Be Affected by the Local Plan

- viii The delivery of new homes, businesses and other development in Swadlincote and the villages will increase pressures on the transport network by increasing the demand for travel. It will be necessary to deliver new highway infrastructure to serve proposed employment and residential sites (even if this is restricted to on site infrastructure). This could involve the loss of greenfield land, and erosion of tranquillity due to increases in road noise and street lighting. It would also increase surface water generation, hence, pluvial flood risk as well as the mobilisation of silts and fuels which could lead to deterioration in water quality as a result of increased levels of urban diffuse pollution. In addition, greater volumes of traffic could increase transport flows on local roads and the strategic road network including A50, A38, A6, A444, A511 and A514 and could lead to increases air pollution including climate change gases such as Carbon Dioxide. However, a number of transport options considered in this appraisal could help to minimise the need to travel and provide alternative means of transport for existing and future residents. This in turn could improve access for those without a car to shops, jobs, education, leisure and other services.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- ix Additional development including the formation of new transport routes in the River Mease catchment (an area which stretches south of Woodville and Castle Gresley to the District’s southern boundary) could increase diffuse water pollution in catchments that discharge into the SAC depending on their design and implementation. Similarly new development and the provision of ancillary transport routes could increase surface water discharges into the River Trent, Derwent or Mease catchments which could lead to a further deterioration in water quality as a result of diffuse urban pollution. New road and other transport infrastructure away from Derby City and Burton on Trent is unlikely to lead to any deterioration in air quality in areas designated as AQMAs and would not have any impact on sites protected pursuant to the Birds Directive.
- x Transport infrastructure delivery and associated traffic increases which will come from population increases associated with new development could lead to increased noise, light and air pollution and could increase the emission of greenhouse gases and potentially increasing accident rates in some areas, although the extent of such impacts is uncertain and dependent on the Plan Option(s) taken forward. The construction of new transport routes could lead to the loss of greenfield land but, as is the case around Woodville, could open up an area of brownfield and underused land allowing regeneration and townscape improvements to that area. The transport options identified could increase accessibility and could support economic growth and development.

Summary of Broad Options Appraisal

Transport Options Non-DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District’s skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District’s contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District’s landscape and townscape character
Minimum Intervention	X	--	X	X	--	--	X	X	X	X	?	--	--	X	XX	--	--	XX	--	--	X
Demand Management	✓	--	✓	--	--	✓	✓	✓	?	?	?	✓	--	--	--	--	--	✓	--	--	✓
Measures to increase use of alternatives to the car	X	--	✓✓	--	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	✓	✓	X	X	✓✓	?	?	✓
Highways Based Improvements	X	--	XX	✓	--	✓	✓	✓✓	✓✓	✓✓	✓	--	--	XX	XX	XX	X	XX	?	?	XX
Hybrid Approach	X	--	✓	✓✓	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	X	X	XX	X	X	?	?	XX

Summary of initial appraisal work:

- xi Option 1 has little or no impact in terms of sustainability objectives to provide decent and affordable homes; improving educational performance; promoting social inclusion; improving the quality of the built environment; minimising waste; reducing flood risk; reducing greenfield land losses and protecting and enhancing cultural and architectural/archaeological heritage. Negative impacts are likely in terms of improving community safety, and reducing crime, reducing climate change impacts; landscape character; pollution; strengthening the local economy; making best use of existing infrastructure; improving accessibility and the health and wellbeing of local residents. This transport delivery option had no positive effects.
- xii Option 2 has generally positive or no/slight impacts against most social and environmental objectives. However, uncertain impacts were recorded against SA objectives to achieve sustainable and stable levels of economic growth, to diversify and strengthen local urban and rural economies and to enhance the vitality and viability of town and village centres.
- xiii Option 3 performs well in social and economic terms but could have negative or uncertain impacts in terms of biodiversity; the loss of greenfield land and impacts on architectural/archaeological and cultural assets. This option performs especially well in terms of objectives to improve health and wellbeing; the promotion of social inclusion and improving access to facilities and climate change objectives.
- xiv Option 4 performs poorly against objectives to protect biodiversity; improving the health and wellbeing of local residents; promoting sustainable forms of construction; reducing pollution; minimising the loss of greenfield land; reducing flood risk and climate change impacts and conserving and enhancing the local landscape. It performs well in terms of objectives to improve accessibility, make best use of existing infrastructure, achieve stable and sustainable economic growth; diversify and strengthen the local economy and enhance the vitality and viability of existing town and village centres. Uncertain impacts were recorded against objectives to improve safety and reduce crime and to protect and enhance architectural/archaeological and cultural heritage.
- xv Option 5 would consist of a combination of Options 2, 3 and 4. It would perform well in respect of economic and social objectives but less well in respect of environmental objectives, as new road building would still make up an important element of this option. As such it would still have negative impacts in respect of objectives to avoid damage to the biodiversity; reduce pollution, minimise greenfield losses and protect the townscape character. Impacts in respect of health and wellbeing, community safety, sustainable resources use and on heritage assets is uncertain.

Identification of the preferred Non DUA Transport Option

- xvi Given the scale of growth proposed and having regard to existing commitments (large sites already granted planning consent (Drakelow Park, Castleton Park, together with smaller strategic sites within Swadlincote) **Option 5: A hybrid approach including elements of options 2-4 is the Council's Preferred Option.**
- xvii It is acknowledged that this option could perform less well against the SA framework compared to Option 3 (increasing Non Car Travel) however transport modelling undertaken to date for the HMA indicates that without some new road provision and improvements to existing transport routes and junctions the quantity of housing and employment growth already committed within the district in combination with additional growth proposed in the emerging South Derbyshire (and other Local Plans being prepared by neighbouring Authorities) could not be

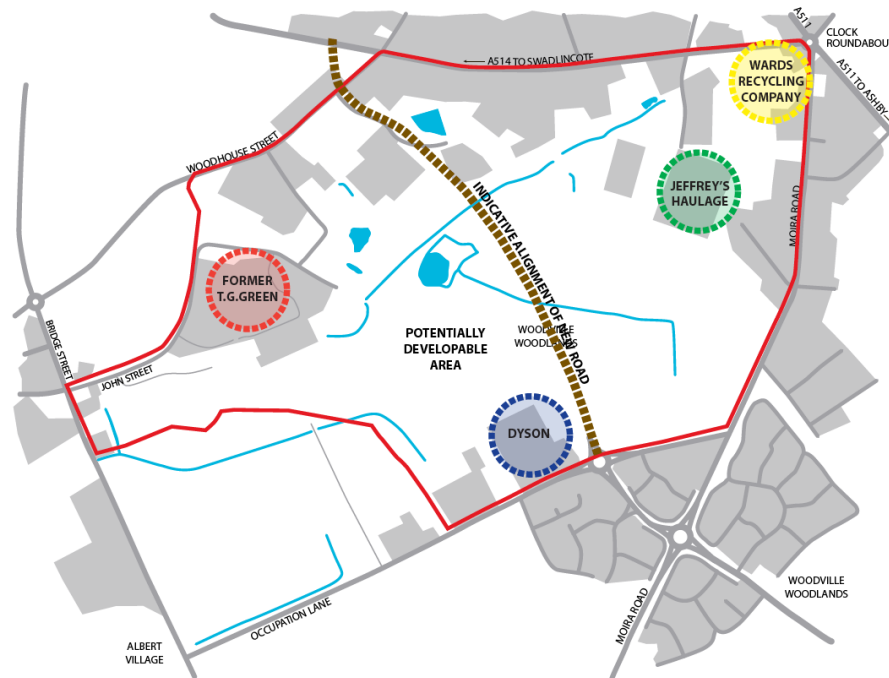
accommodated by existing transport infrastructure. In particular transport modelling has indicated a need for road improvements around Burton (to support the development of over 2,200 homes at Drakelow and around Swadlincote and Woodville to support more than 2,000 additional homes around the town. However, new road delivery and junction improvements alone will not adequately mitigate the effects of proposed growth and improved public transport provision together with demand management will also be required to reduce any likely increase in traffic flows.

5.6.12 ISSUE 12: OPTIONS FOR REGENERATION IN SWADLINCOTE AND WOODVILLE

i This is a development option, which deals with a specific part of the Woodville and Swadlincote area, which is underused and poorly restored following minerals working. The improvement and regeneration of this area is a Council priority. Two broad options were identified and consulted upon during the Issues and Alternative Options Consultation in 2010.

1. Swadlincote and Woodville Regeneration Option 1: Employment Led Regeneration
2. Swadlincote and Woodville Regeneration Option 2: Mixed Use Redevelopment

Figure 5.8: Woodville Regeneration Area



Summary of Responses

- ii In total 74 respondents considered this issue. Of those, 32 supported the option for employment led regeneration, whilst 27 supported the options for mixed-use development. Three responses were received regarding the need for housing to be delivered on the site given the complexity of development options and constraints on site.
- iii It remains the Council's position that site regeneration should be employment-led, however, for the purpose of Sustainability Appraisal, which requires that the Council appraise all reasonable options, it is considered appropriate to appraise a third housing-led option given that a small number of consultees suggest the need to consider the site for housing. On this basis an additional option has been appraised as follows:
 - 3. Swadlincote and Woodville Regeneration Option 3: Housing Led Regeneration
- iv A no development option is not considered reasonable given the environmental quality of the site and the effect it has on the surrounding area and guidance in national policy to regenerate disused or previously developed land.

What May Happen if the Local plan is Not Prepared

- v This area is largely surrounded by housing and employment land and in the past has been subject to a wide range of historic uses including minerals working. As a result of past minerals working some parts of the site are contaminated and unstable and there are a number of identified mineshafts throughout the site. The central part of the site has been poorly restored and remains undeveloped, whilst land to the north remains in employment use. A phase 1 Habitat Survey prepared by Derbyshire Wildlife Trust in 2008 indicates that there are no wildlife sites in this area although there are some areas of local ecological value on the site including hedgerows, woodland, waterbodies and green lanes and these could be enhanced and incorporated in any new development. There is Japanese Knotweed present on some parts of the site.
- vi The regeneration of this under used site could deliver increased employment, housing and other appropriate uses to this part of the Swadlincote urban area and could significantly reduce traffic using the existing A511/A514 Clock Island junction. This in turn could deliver benefits in respect of reduced congestion, improved accessibility and a reduction in the number of accidents around Clock Island and the surrounding road network. The reuse of the site could also reduce the need for the release of productive greenfield land for development elsewhere in South Derbyshire. The redevelopment of the wider area could help improve local townscape character, for example around the A514, and could help safeguard a number of 'at risk' listed buildings located on the site including the Grade II* bottle kilns at the former TG Green factory.
- vii If this site is not regenerated through the Local Plan, it could remain in its current degraded state with little prospect of comprehensive regeneration due to viability and other issues/constraints on site. In the absence of the site being regenerated through the Local Plan there

- viii may still be potential for the site to be regenerated partially, or even comprehensively. However, should development take place, it would most likely be on an ad-hoc basis and could fail to deliver wider benefits to the Swadlincote area which could be secured through planned regeneration.

The Environmental Characteristics of the District Likely to be affected by the Regenerate the Woodville Regeneration Area

- ix New development in this area would increase pressures on local wastewater treatment works (Milton and Stanton) and the local sewerage network. It could also increase surface water generation which in some parts of the site could drain towards the Mease SAC. In addition new residential development could increase pressure on existing community facilities including primary schools and doctors surgeries. In the absence of, or prior to the delivery of, the Swadlincote Regeneration Route, any development could increase traffic and congestion at Clock Island and surrounding roads. However, the delivery of a new road through the site would allow local traffic and congestion issues to be partially addressed.
- x The regeneration of the site would also allow the remediation of contaminated land and the reuse of brownfield land. It could also offer opportunities to improve biodiversity and safeguard existing cultural heritage assets within the regeneration area. New development would also offer opportunities to improve local townscape character within and adjacent to the site.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- xi The site is partially located within the Mease catchment and surface water generated on site could, depending on site design, discharge to ditches which in turn discharge to tributaries of the River Mease. Foul water flows would be exported out of the Mease catchment to either Stanton or Milton Waste Water Treatment Works. In addition surface water generation could increase diffuse water pollution from surface runoff from roads and hard standing on the site could affect the ability of relevant authorities (Water Companies, the Environment Agency and Local Councils) to meet strict water quality targets set out in the Water Framework Directive. The redevelopment of this site would not have any impact on identified AQMAs or sites protected pursuant to the Birds Directive.
- xii The Regeneration of this site could benefit local townscape character and could help safeguard a number of locally important heritage assets such as the Grade 2* TG Green Bottle Kilns. It could also improve accessibility locally and could provide new homes or businesses within Swadlincote. The Redevelopment of this site could also reduce the need for development on greenfield (agricultural) land elsewhere in the town to meet development needs.

Summary of Broad Options Appraisal

Regeneration in Swadlincote and Woodville	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Employment Led Regeneration	?	--	✓	✓	--	✓✓	✓	✓	✓✓	✓✓	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓✓
Mixed Use Redevelopment	?	✓	✓	✓	--	✓	✓	✓	✓	✓	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓✓
Housing Led Regeneration	?	✓✓	✓	✓	?	X	✓	✓	X	?	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓

- xiii Generally, all options perform similarly. This is because these options are variations of an overarching option to secure the regeneration of this site. A no development option is not considered as reasonable, as the regeneration of this part of Woodville is one of the Council's identified priorities to be tackled through the Local Plan. With this in mind, all options perform well in terms of improving community safety and reducing crime; improving health and wellbeing; improving access to jobs and local services, making best use of existing infrastructure; delivering stable and sustainable levels of economic growth and encouraging economic diversification; enhancing the vitality and viability of Swadlincote town centre; improving the quality of development; reducing pollution, minimising greenfield losses; minimising flood risk and enhancing landscape and townscape character. It also performs well in terms of protecting the District's architectural and archaeological heritage and other cultural assets, as it would help safeguard listed buildings, associated with the Districts pottery and pipe manufacturing legacy.
- xiv No impacts have been identified in terms of objectives to improve educational performance and climate change (although housing led development could have an uncertain impact in respect of education as there is no additional primary age places available). Uncertain impacts are identified in respect of objectives to protect and enhance biodiversity; minimise waste and increase recycling and promote sustainable forms of construction.

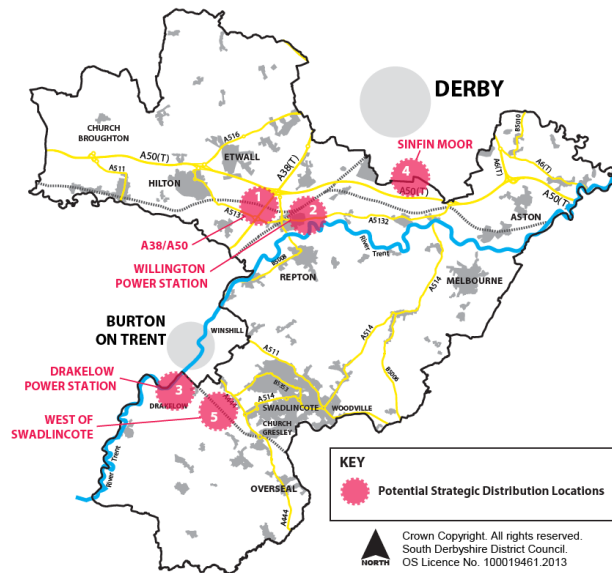
Preferred Option

- xv **Option 1 is the Council's preferred option.** An employment-based reuse of the site (to include an element of housing) is considered to slightly outperform the mixed-use and housing led regeneration of the site and is supported through consultation. However, it is unclear whether employment led or indeed any regeneration of the site is viable in the current economic climate.

5.6.13 ISSUE 13: STRATEGIC DISTRIBUTION IN THE DERBY HOUSING MARKET AREA

- i This development option was considered in the 2010 Issues and Alternative Options Consultation. It identified a range of locations which may have potential to accommodate a Strategic Rail Freight Interchange (SFRI) within the District and also outlined a no development option. Overall 146 responses were received in respect of strategic distribution in the Derby Housing Market Area. Of these most respondents considered sites at Willington and Drakelow (39 and 56 responses respectively) to be the most appropriate. A further 31 respondents supported development around the A38 and A50 Interchange. Responses in support of Sinfin Moor totalled 28. Thirty five respondents considered that no sites should be developed (option 5). In addition, a number of respondents objected to specific locations identified through the consultation, but not necessarily to the principle of locating a SFRI in the district. One potential alternative location for a distribution centre to the west of Swadlincote was suggested during previous consultations. This site has been reviewed (together with other employment sites in the site appraisals set out at Appendix 6.

Figure 5.9: Potential Strategic Distribution Locations



- ii Following the Issues and Alternative Options Consultation was published in 2010, very large infrastructure projects such as strategic rail freight interchanges have been classed as National Significant Infrastructure Projects (NSIPs) and are determined by the Secretary of State directly. This means that such projects are no longer submitted for the District Council for determination and as such should such a proposal come forward within the Plan period the Authority would no longer be the 'Competent Authority' and would not be in a position to determine any application. As a result of this change the Council now favours the inclusion of a criteria based policy to influence the design and implementation of any such proposals which come forward in the Plan period. Therefore no further assessment is included in this report considering potential sites for such a policy. Instead it is proposed that a flexible criteria based policy should be included in the Local Plan and this policy tested against the SA Framework. Such a policy can help ensure that where development does come forward developers will have certainty over the measures which will be sought by the Council to minimise the effects of such development.

5.7 UNDERTAKING THE SUSTAINABILITY APPRAISAL OF THE BROAD STRATEGIC THEMATIC OPTIONS

5.7.1 ISSUE 14: DESIGN EXCELLENCE OPTIONS

- i Design options were consulted upon in the July 2010 Issues and Alternative Options Consultation. However the Authority has only identified a single option as it regards design excellence as an essential part of place shaping in line with the corporate aim of making South Derbyshire a better place to live, work and visit. The Local Plan vision and objectives also reflect this commitment. However, the Council's design excellence approach would mean a move away from current reactive approaches to influencing design. As such the Authority has sought to review a second business as usual option whereby design is influenced on an ad-hoc basis through negotiation with individual developers having regard to national policy and other best practice. As such the two options appraised through this sustainability appraisal are as follows:
 1. Influence the design of new development guided by best practice and policy set out in the National Planning Policy Framework (this is the business as usual scenario)
 2. Achieve a high quality of design in all areas through the adoption of Building for Life 12.

Summary of Responses

- ii In total 101 responses were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Option 2, (Design Excellence). In total 80 respondents considered that this was the favoured option for improving the built design of new development. A further 6 respondents considered that design could be improved, although this could be through a Supplementary planning document rather than through a detailed policy, or using an alternative mechanism than Building for Life. However whilst the Authority acknowledges, and indeed intends to produce supplementary planning guidance in respect of design, this will need to hang off a strategic policy which will need to be included in a higher tier policy (i.e. the Part 1 Local Plan given the importance attached to good design in the Council's Corporate Plan). A further representation was received from David Lock Associates as follows "universal application of Building for Life principles will not deliver the good design of places. If SDDC's objective is to ensure the creation of well-designed places as well as

buildings, then a suitably worded policy setting the Council's aspirations and design priorities is required which draws on the BfL as one of several strands of strategic design advice". The Council acknowledges this point and will seek to reflect this in any policy drafted.

- iii A total of 9 respondees indicated that no design excellence policy is required. In addition a number of alternative options were identified. In particular a small number of individuals indicated that, the Council's emphasis should be on 'quality of life' rather than design excellence. Whilst it is accepted that achieving quality of life is important, the Authority considers that the purpose of this policy is to improve the design of new development. Clearly such a policy could go some way towards improving the quality of life of residents, although other policies in the Plan would address this issue also, including those dealing with accessibility, increasing employment opportunities, securing new green infrastructure provision and new open spaces etc.).

What May Happen if the Local Plan is Not Prepared

- iv Historically, relatively little monitoring has been undertaken in respect of design quality in the District. More recently the Authority has started to monitor the quality of new housing developments and this monitoring indicates that in 2011-12, 92% of all homes built in the District scored less than 10 out of 20 against Building for Life Criteria and therefore are considered as being of 'poor' design. Only 4.5% and 3.5% of new homes were scored as 'average' or 'good quality' respectively. Whilst the version of BfL against which housing quality was monitored has subsequently changed, the data recorded in the 2011-12 Annual Monitoring Report for the District does nonetheless highlight the poor quality of design in many new developments.
- v In the absence of preparing the Plan (which includes a policy to secure good design) it is likely that the Authority will continue to negotiate design quality on a case by case basis. It is unclear whether such an approach would make a meaningful contribution to the general improvement of design, as national policy, evolving best practice and customer demand could also play a significant part in improving design and enhancing local townscape character even in the absence of policy. However the inclusion of a design policy could provide greater control over urban design issues and could significantly improve development quality over the Plan period.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- vi Poor design could increase the environmental impact of new housing and commercial development. In particular it could lead to increased (inefficient) energy and resource use, (for example through the delivery of inadequate connections to public transport and walking and cycling routes, or through allowing development which is poorly related to existing or new facilities and services which increases car dependence). Poor design would also have negative impacts on landscape and townscape character. Poor design could also impact on objectives to improve health and wellbeing of local communities and could increase crime or fear of crime and could frustrate opportunities for storing bins, recycling and vehicles and cycles. Well-designed new development could increase opportunities for securing biodiversity gain, protecting and integrating local heritage features, reducing greenfield land take (by ensuring the efficient use of land in urban extensions) and improving or reducing opportunities for flooding and lessening pollution effects of new development.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- vii A requirement for better urban design could lessen the effects of new development on the River Mease which is located within the catchment of the SAC, (although strategic scale growth is not being proposed in this area so any policy could only affect Local Plan Part 2 sites and windfalls). In particular the Plan could ensure that water demand for new development is reduced and that surface water generated by development is dealt with onsite. Better designed development could also reduce urban diffuse pollution by ensuring the surface waters are ‘treated’ on site prior to discharge to the ground or watercourses. This in turn could reduce impacts on rivers failing water quality targets under the Water Framework Directive. Better designed development could also support objectives to reduce travel by private car by ensuring new community facilities and other services are well related to new and existing homes and by securing the delivery of new walking and cycling routes or the provision of new infrastructure.
- viii In addition, better design could help ensure space to store waste and recyclable materials and could help reduce the emission of climate change gases (compared to existing dwellings). It could also help to mitigate the effects of additional noise and light pollution associated with development. Better design could also help safeguard heritage assets, or at least minimise the effects of built development on existing features and could deliver long term improvements to habitats and species locally. A design policy could also help reduce landscape and townscape effects of growth by integrating development into the existing environment.

Summary of Broad Options Appraisal

Design Excellence	To avoid damage to designated sites and species (including UK and Local BAP Priority, Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Business as Usual	✓	?	✓	--	✓	✓	✓	--	--	✓	✓	✓	XX	✓	XX	XX	✓	X	--	--	XX
Option 2: Design Excellence	✓✓	?	✓	✓	✓	✓	✓✓	✓✓	--	--	✓	✓✓	X	✓	X	XX	✓	X	✓	✓	XX

- ix Both options perform similarly although option two tended to enhance the positive effects identified in the current business as usual approach and reduce the negative impacts. The inclusion of a design excellence policy would have major positive effects in respect of securing better design, ensuring the sustainable use of natural resources, improving local accessibility to local services and facilities and improving biodiversity gain on site. It would reduce impacts associated with option 1 in respect of landscape and townscape impacts, climate change emissions and effects, loss of greenfield land and water, air, light and noise pollution.

Identification of the Preferred Design Excellence Option

- x The Business as Usual scenario has not been included as a realistic option as it is contrary to wider corporate policy (as set out in the [Council's Corporate Plan](#)) and the policy 58 of the National Planning Policy Framework (NPPF) which states that "*Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area*". Paragraph 59 then goes on to state that "*Local Planning Authorities should consider using design codes where they could deliver high quality outcomes*". Having regard to the performance of Option 2 through the SA, comments received back during consultation and the Council's own Corporate Plan and the requirements of the NPPF introduced in 2012, the Council does not consider the current approach to negotiating design with developers on a case by case basis as being adequate. However the performance of the BAU option (option 1) is reviewed here to allow a comparison to be made between the existing baseline and the expected performance of future policy, which will be delivered through the Part 1 Local Plan.
- xi However there was some discussion among the officers involved in the appraisal about the potential cost of requiring developers to build to higher design standards and how this may impact on the delivery of affordable homes in particular (and hence objectives to provide affordable housing) but also other facilities such as schools and health facilities). This issue of the cost of Building for Life 12 was flagged up for further consideration through the SA process and the need for mitigation to lessen the uncertain effects of increased costs associated with BfL12 identified.

5.7.2 ISSUE 15: ENERGY EFFICIENCY OPTIONS

- i Energy Efficiency options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The Authority identified three options in respect of energy efficiency as follows:
- Rely on statutory incremental changes in building regulations requirements for improvements in energy efficiency and reductions in carbon emissions from new development
 - Set targets for more energy efficient development and sustainable construction in advance of statutory building regulation changes
 - Set higher standards for energy efficiency and sustainable construction on specific identified strategic / exemplar sites

Summary of Responses

- ii In total 123 responses were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Option 1, (rely on building regulations to deliver improvements to the energy efficiency of new development). In total 55 respondents considered that this was the favoured option. A further 42 respondents considered that more energy efficient development should be required for all developments in advance of changes to building control regulations programmed for 2016. 32 respondents considered that higher standards could be set for individual strategic/exemplar sites. No alternative options were identified, although one respondent suggested that the Council should encourage more people to take up grant aid to improve the energy efficiency of existing homes.

What May Happen if the Local Plan is Not Prepared

- iii Per capita carbon dioxide emissions attributed to domestic use has fallen slightly in South Derbyshire in recent years. In 2005 2.4 t/CO₂ was emitted per person. By 2010 this has fallen to 2.2 t/CO₂. This fall coincides with changes to building regulations in 2002, 2006, 2010 and 2013. Further tightening of building regulations to improve the energy efficiency of new homes are programmed for 2016 these changes, if implemented could further reduce emissions per person. In the absence of Local Plan being adopted nationally imposed building regulation will deliver significant improvement to energy efficiency of new homes through a combination of fabric improvements (better insulation) and the installation of low or zero carbon energy generation on site, or off site through allowable solutions (effectively paying a contribution to a scheme which will offset increases in carbon dioxide emissions associated with development). However the preparation of the Local Plan may offer opportunity to require homes to meet zero carbon requirements before 2016, although given that adoption will not be until 2015 any benefits would be modest and would only affect around 1,000 properties.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- iv The inclusion of policies related to climate change, energy efficiency and renewable and low carbon energy generation could help reduce the District's contribution towards the causes of climate change and ensure the sustainable use of natural resources. The promotion of energy efficiency could also help encourage the use of sustainable construction techniques. However, such a policy could undermine the viability of some development and may slow down housing delivery in the shorter term. This could have a knock on impact on to issues relating to deprivation, social inclusion and health and wellbeing.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- v The inclusion of an energy efficiency and sustainable construction policy would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.
- vi The plan will seek to partially mitigate the impacts of large scale housing and employment growth proposed at the local level through the inclusion of policies to support the reduction in energy and car usage in new development. However, given the scale of growth proposed the Plan will still have local impacts in respect of energy (resource) use. The Plan will therefore contribute to increases in overall emissions of climate change gases within the Plan period although local increases associated with growth will be further offset (and fully mitigated if statutory carbon dioxide reduction targets are met) by national policies to decarbonise energy generation through the development of renewable energy resources, nuclear power and through and expansion of relatively low carbon gas fired power stations. Growth in South Derbyshire and other local authorities should not therefore lead to any increase in greenhouse gas (GHG) emissions at the national level.

Summary of Broad Options Appraisal

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Design Excellence																					
Option 1: Use Building Regulations	--	--	✓✓	--	--	✓	?	--	--	--	--	✓	--	✓	✓	?	✓	✓✓	?	--	✗
Option 2: Set Targets	--	✗	✓✓	--	--	✓	✗	--	--	--	--	?	--	✓✓	✓	?	✓	✓✓	?	--	✗
Option 3: Higher Targets on Specific Sites	--	✗	✓✓	--	--	✓	✗	--	--	--	--	?	--	✓✓	✓	?	✓	✓✓	?	--	✗

- vii All options performed similarly, although options 2 and 3 performed slightly worst against objectives to improve housing delivery and new infrastructure provision. This is because the additional costs associated with delivering even voluntary energy efficiency measures in new homes could affect the viability of developments and could result in the delivery of less market and affordable homes and open space and green infrastructure on some sites. Options 2 and 3 did perform better in respect of options to improve sustainable construction.

Identification of the Preferred Energy Efficiency and Sustainable Construction Option

- viii **The Authorities preferred option is to rely on changes to building regulations (option 1).** Given the similar performance of the three options, and having regard to wider economic conditions and the need to boost housing delivery, the Council considers this approach to be consistent with the National Government Policy.
- ix This Policy restricts the control of building standards to building control and setting standards beyond those required in building regulations in local plan policies will not be permitted, except in a number of exceptional circumstances and only then subject to viability and other clauses.

5.7.3 ISSUE 16: WATER AND FLOOD RISK OPTIONS

- i Water and flood risk options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The two broad options identified are as follows:
 1. Option 1: No Development in the Flood Plain
 2. Option 2 Special Exceptions Policy (Business As Usual)

Summary of Responses

- ii In total 130 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1, no development in the floodplain (a total of 76 respondents favoured this approach). A further 34 respondents considered that option 2 (allowing development in exceptional circumstances) would be the most sensible policy for managing development in flood zones. A further twelve respondents indicated that the Plan should either rely solely on national policy (i.e. the plan should not include any flood risk policy) or should be drafted in accordance with national policy. The Council considers that option 2 (special exceptions policy) reflects fully national policy set out in the previous PPS25 and updated guidance included in the NPPF. This makes provision for development in flood zones stating *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local plans should be supported by strategic flood risk assessment and develop policies to manage flood risk from all sources, taking account of guidance from the Environment Agency, and other relevant flood risk management bodies...”* Given the guidance set out in the NPPF the Authority does not consider it necessary to appraise a ‘no policy’ option. No other alternative flood risk options were identified during consultation.

What May Happen if the Local Plan is Not Prepared

- iii Around 18% of the total land area in South Derbyshire lies within an areas of high flood risk. A further 3% is at medium risk. Of the developed area of South Derbyshire 6.9% of urban and rural settlements by area are at high risk of flooding. A further 3.5% of urban and rural settlements by area are at medium risk. Broadly speaking therefore 10% of the Districts urban area is known to be at flood risk. In the absence of the Local Plan being prepared it is likely that new development in areas at flood risk will be strictly controlled in line with guidance set out in the National Planning Policy Framework, with development only permitted where no sites at lower flood risk are available or other exceptional justification exists to allow development to take place, for example the need to regenerate previously developed sites where flood risk can be adequately mitigated. However the production of the Local Plan should reduce the need for development in areas at flood risk by identifying and allocating sites sufficient to meet the districts housing and employment requirements in locations unaffected or defended from flooding.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- iv The inclusion of options to control development in areas at flood risk could ensure that climate change impacts and water quality impacts associated with new development are not exacerbated. It could also help ensure that new growth does not increase flood risk elsewhere.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- v Development in the floodplain could increase flood risk elsewhere and could exacerbate urban diffuse pollution where development leads to the uncontrolled discharge of surface waters to local watercourses during flood flows or normal operation of sites. The control of development in floodplains would have no impact in respect of the sites protected pursuant to the Habitats or Birds Directives. It would also have no impact in respect of air quality management areas designated under the Air Quality Framework Directive.

- vi Additional development in the floodplain could also displace flood storage leading to flooding elsewhere. In addition building new homes and businesses in areas which may see increased flood risk in the future, as a result of climate change, or in areas of existing identified flood risk could increase the number of homes and businesses (and hence people) affected by flooding. This could have knock on effects in respect of safety and the wellbeing of communities living close to areas that flood. However constraining development in areas that flood in all circumstances could stymie economic growth, and the reuse of brownfield land and disuses building some of which may be historically important and make a positive contribution to local townscape character.

Summary of Broad Options Appraisal

Water and Flood risk	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: No Development in the Flood Plain	?	X	✓	✓	--	--	X	--	--	X	X	X	--	--	--	X	✓	✓	--	--	X
Option 2: Special Exceptions Policy	?	✓	X	X	--	--	✓	--	--	✓	✓	✓	--	--	--	✓	X	X	--	--	✓

- vii Both policy options are considered to be broadly consistent with national policy, which seeks to direct new development away from areas at flood risk. Option one would ensure no further development took place in locations at flood risk, whilst policy two could provide greater flexibility to deliver development in areas at flood risk when there are clear sustainability or community benefits in do so. None of the options are likely to give rise to major impacts due to the influence of existing guidance in the National Planning Policy Framework in respect of flood risk.

- viii In general the appraisal indicates that a complete restriction on new development in areas at flood risk could have a negative impact on objectives to provide decent and affordable homes that meet local need, provide facilities close to where people live, diversifying and strengthening local economies, reusing previously developed land and conserving and enhancing landscape and townscape character. However it was considered that the extent of impacts likely as a result of option 1 would be limited given the relatively small number of settlements that are located wholly within an area of flood risk.

- ix In contrast it is considered that allowing some development in areas at flood risk where necessary (option 2) could have an impact on the wellbeing and safety of existing and future residents and businesses and could lead to an increase in the number of properties at flood risk now and in the future as a result of climate change. However a more flexible approach to development in the flood plain could also support limited continued growth in towns and villages which could support the provision of affordable and decent housing that meet local needs, the provision of new or enhanced facilities locally (including flood defences) and the diversification and strengthening of the local economy. It could also have minor benefits in respect of reducing greenfield land losses and conserving and enhancing local landscape and townscape.

Identification of the Preferred Option

- x **Option 2 is the Council's preferred option.** Whilst option two could have more significant negative impacts in respect of health and wellbeing and objectives to reduce flood risk and climate change impacts, it is considered that the social and economic benefits of allowing limited growth could outweigh these issues. For example by allowing some flexibility to accommodate growth in areas at flood risk the Council would be able to regenerate brownfield or derelict sites and deliver new market or affordable homes and businesses in villages which are located within areas of flood risk where clear community benefits can be derived from development. However the purpose of this policy would be support such development only in exceptional circumstances where development in areas at lower flood risk is not possible or consistent with wider sustainability objectives as highlighted in paragraph 102 of the NPPF.
- xi In contrast option 1 could be inflexible and may stymie appropriate or necessary development within existing or areas at flood risk, or in areas of potential future flood risk. In addition this option, whilst broadly consistent with flood risk policy included in the NPPF, could restrict opportunities to regenerate brownfield sites or to deliver new development which can reduce flood risk to new and existing communities.

5.7.4 ISSUE 17: WATER SUPPLY OPTIONS

- i Water supply options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The two broad options identified are as follows:
 1. Option 1: Maintain Current Building Regulation Standards
 2. Option 2: Higher Standards: Specification of High Environmental Standards Relating to Water Supply

Summary of responses

- ii In total 97 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: higher standards (a total of 53 respondents favoured this approach). A further 38 respondents considered that option 1 (relying on building regulations requirements) would be the most sensible policy for managing water supply issues. No other alternative strategic water supply options were identified during consultation although one respondent considered that further development of existing reservoirs (such as Foremark) could increase capacity of infrastructure to accommodate growth. However how supply needs are met is an issue for water companies rather than the District Council and current water resource management plans affecting South Derbyshire focus on demand management rather than new reservoir capacity.

What May Happen if the Local Plan is Not Prepared

- iii Present water consumption in the Derby HMA stands at around 33MI/d. This is expect to increase to around 38MI/d by 2026 based on assumed population increases and the measures water companies propose to take to reduce water demand. In particular Severn Trent (the largest water supplier across the Derby HMA) states in its Water Resource Management Plan that in order to maintain a surplus supply it will need to successfully manage the demand of new and existing customers, and the company considers that the Local Authorities have a key role in supporting its demand management strategy. Further sustainability reductions across Severn Trent's strategic grid will further reduce existing supplies.
- iv The Government has recently introduced a minimum regulatory standard for water consumption in all new homes. This has been set at 125 l/h/d (including external water use). This is below current usage indicated by Severn Trent of 135l/p/d and has been introduced through amendments to the Building Regulations in 2008 (CLG, 2007). The regulatory minimum is approximately equal to the now defunct Code for Sustainable Homes Level 1/2 standard, when an allowance for external use is included.
- v Suppressing water demand in new development could help water companies make best use of existing headroom at waste water treatment works by ensuring that new flows from future development are minimised. Perhaps, most significantly however, restricting flows to sewage treatment works will also allow water companies to restrict any increase in total discharges to local watercourses - three quarter of which are failing to meet objectives identified in the Water Framework Directive. Data published by Severn Trent indicates that of the 75% of rivers currently failing to meet WFD objectives 21% is as a direct result of water company point source pollution or discharges from waste water treatment works.
- vi If the Plan is not prepared it is likely that new development would be more water efficient than existing stock due to requirements set out in building regulations. However it is less clear whether water supply beyond 2035 will continue to be in surplus within the east midlands water resource zone. The inclusion of stricter water quality targets could help water companies and other agencies tackle issues associated with unsustainable levels of water abstraction, and could reduce the scale of impacts of increased development on the water environment.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- vii The inclusion of a water efficiency policy could help minimise the impacts of new development on water dependent wildlife sites such as the River Mease SSSI and SAC. It could ensure that water demand is minimised in new homes and businesses and in ensure the sustainable use of natural resources. The inclusion of a water efficiency policy could allow water companies to better adapt to the challenges of climate change and could also ensure that point source discharges to watercourse from treatment works are minimised and that headroom at existing waste water treatment works is efficiently used.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- viii No strategic development is proposed for the catchment of the River Mease Special Area of Conservation (see Issue 9) and as such this policy is unlikely to have any water quality impacts associated with this Plan. However both options could help to ensure that where sites are allocated in the Part 2 Local Plan or come forwards as windfalls that development has a reduced effect on the SAC (as a result of suppressing flows to treatment works which in turn discharge to the River).
- ix Long-term growth could impact on the ability of water companies and other appropriate bodies to meet strict water quality targets set out in the Water Framework Directive. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease, numerous smaller

watercourses are also failing their WFD objectives. The District Council's Water Cycle Strategy indicates that most pollution is as a result of agricultural runoff in the catchment and treated effluent from wastewater treatment works serving existing and new development. Neither option would give rise to air quality impacts or sites protected pursuant to the Birds Directive.

- x Proposals to increase the water efficiency of new homes could help lessen impacts outlined above and would contribute to sustainability objectives to tackle deprivation, ensure the efficient use of resources, make best use of existing infrastructure and improve the design of new developments.

Summary of Broad Options Appraisal

Water Supply	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Building Regulations	X	--	--	--	--	✓	--	✓	--	--	--	✓	X	✓	XX	--	--	X	--	--	--
Option 2: Higher Standards	X	--	--	--	--	✓	--	✓	--	--	--	✓	X	✓	X	--	✓	X	--	--	--

- xi Both policy options performed broadly the same against the Sustainability Appraisal Framework. However Option 2 (Higher Standards) would have slightly better outcomes against objectives to protect habitats and species, promote social inclusion, make best use of existing infrastructure, promoting sustainable construction, reducing water pollution and reducing and managing the impacts of climate change.

Identification of the Preferred Water Supply Option

- xii **Option 2 is the Council's preferred option**¹¹. Whilst this options could slightly increase developer costs by around £40-£70 per dwelling (for example by having to install low flow showers and tap fittings and dual flush toilets in new development) the environmental and long term economic benefits associated with this option are sufficient to justify a policy to restrict water usage beyond building regulations. This is partly because reduced water demand could help water companies balance the supply and demand of water resources, but also because a

¹¹ Subject to the outcome of the government's Housing Standards Review Consultation. DCLG 2013.

restriction in water supply would in turn suppress discharges into local rivers and water courses many of which are failing to meet necessary standards set out in the Water Framework Directive or Habitats Directive. In addition it was clear during previous consultations that there was support from around 60% of respondents for setting higher water efficiency targets in South Derbyshire.

5.7.5 ISSUE 18: WASTE AND SURFACE WATER OPTIONS

- i This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. The two broad options identified are as follows:
 1. Option 1: Seek sustainable urban drainage systems wherever practicable in accordance with the National policy (BUA)
 2. Option 2: Higher Standards: Specification of High Environmental Standards Relating to Surface Water Management.

Summary of Responses

- ii In total 97 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: higher standards (a total of 61 respondents favoured this approach). A further 32 respondents considered that option 1 (relying on national policy requirements) would be the most sensible policy for managing water supply issues. No other alternative strategic water supply options were identified during consultation although a number of responses addressed specific site based issues related to housing site proposals, minewater rebound in the South Derbyshire Coalfield and the River Mease SAC.

What May Happen if the Local Plan is Not Prepared

- iii Presently around half of all homes built in the District include some form of Sustainable Urban Drainage Scheme (SUDS). These are typically homes built on large greenfield sites. In contrast homes built on smaller greenfield sites, or on previously developed land usually drain to Severn Trent's foul water system. Since the consultation was undertaken the government has become increasingly concerned about flood risk and in April 2010 implemented the Flood and Water and Management Act. This Act implemented many of the recommendations of the Pitt Review which was undertaken following the widespread flooding of 2007 when more than 55,000 homes and businesses were flooded. The flooding was largely caused by surface water run off overloading drainage systems.

- iv Some parts of the Act were not immediately enforced in 2010. It is expected that Schedule 3 of the Act will be enacted soon although no date has yet been announced by Government. Schedule 3 will require the inclusion of sustainable drainage of surface water in developments that require planning approval or have drainage implications. It removes the automatic right, established by the Water Industry Act, to connect to public sewers and instead gives powers to local authorities as Sustainable Urban Drainage Systems (SuDS) Approving Bodies (SAB's) to approve new drainage systems and their connection to public sewers. SAB's will assess proposed sustainable drainage systems in accordance with a new National Standard which will consider issues such as run-off destination, peak flow rates, volume and water quality
- v As a result of the above it is likely that more stringent requirements could fall on developers in respect of surface water drainage. In the absence of the plan it is therefore likely that a greater proportion of new developments will incorporate SuDS and these will be required to meet new national standards.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- vi The inclusion of surface and waste water drainage policy could help minimise the impacts of new development on water dependent wildlife sites such as the River Mease. It could reduce pollution to local water courses by minimising nutrient and sediment flows. In addition the separation of surface and foul water could help relieve pressure on the sewerage network (and hence make best use of infrastructure) and could reduce instances of foul water flooding or sewer overflows or surcharges. The inclusion of SuDS could also contribute to the delivery of green infrastructure within development sites and could help secure long term biodiversity gain.
- The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**
- vii No strategic development is allocated for the catchment of the River Mease Special Area of Conservation (SAC) and as such this approach to development is unlikely to affect the SAC. However both broad options could improve water quality generally and help reduce urban diffuse pollution where development comes forward through the Part 2 Local Plan or as a windfall. In addition policies to control surface water runoff on site could reduce diffuse pollution across all river catchments and could assist water companies, the Environment Agency and others ensure that surface and ground water achieve Water Framework Directive targets. Neither option would give rise to air quality impacts or sites protected pursuant to the Birds Directive.
 - viii Proposals to deal with surface water on site could also reduce flooding, and contribute to the delivery of green infrastructure and biodiversity gain on development sites.

Summary of Broad Options Appraisal

Water Supply	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: National Policy	✓	--	--	--	--	--	--	✓✓	--	--	--	✓	?	✓	✗	✗	✓	✓	--	--	--
Option 2: Higher Standards	✓	✗	--	--	--	--	✗	✓✓	--	--	--	✓	✓	✓✓	--	✗	✓✓	✓	--	--	--

- ix Both policy options performed broadly the same against the Sustainability Appraisal Framework. However Option 2 (Higher Standards) would have slightly better outcomes against objectives to improve the quality of built development, promoting sustainable development, and managing flood risk. It could have negative outcomes compared to option 1 in respect of affordable housing and infrastructure delivery as it could increase developer costs.

Identification of the Preferred Option

- x **Option 1 is the Council's preferred option.** Whilst it is clear that enhanced requirements in respect of waste and surface water could have a positive impact on the natural environment.
- xi The Authority will seek to work with developers, Water Companies and the County Council as Lead Local Flood Authority to implement effective SuDS. There would however still be merit in including a general water quality policy in the Local Plan referring to SuDS, but this will seek to reinforce and clarify national policy provisions rather than set stricter requirements in respects of SuDS provision.

5.7.6 ISSUE 19: OPTIONS FOR AFFORDABLE HOUSING

- i Overall options for affordable housing were consulted upon in the July 2010 Issues and Alternative Options Consultation. In total three discreet options were identified for increasing affordable housing supply. A further business as usual scenario was also reviewed through the Sustainability Appraisal (but not included as a broad policy option) as the delivery of low levels of affordable homes through the Plan Period

would not comply with requirements in the National Planning Policy Framework for “the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area”.

- ii The four options tested through the Sustainability Appraisal are as follows:
 1. Business As Usual Option
 2. Lower Threshold - Increase provision of affordable dwellings by setting a lower threshold
 3. Increased Requirement - Increase the provision of affordable housing required on sites which exceed the qualifying site size threshold.
 4. Allocate Sites - Allocate sites solely for affordable housing to meet specific local needs

Summary of Responses

- iii In total 116 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1 (having a lower threshold for affordable housing on sites), this option was supported by 47 respondees. Option 2 (increasing affordable housing requirements on sites) was less well supported with only 26 respondees indicating support for this approach. In addition 103 representations were received back on Option 3. Of these most respondees considered it inappropriate to allocate affordable housing sites whilst 17 thought it desirable. A significant number of respondents made comments relating to specific sites or unrelated issues.

What May Happen if the Local Plan is Not Prepared

- iv The Derby Housing Market Area Strategic Housing Market Assessment indicates that there are 10,753 households on the housing register in South Derbyshire, Derby City and Amber Valley, (of these 1,839 are in South Derbyshire). Of this overall figure 7,775 are defined as being in housing need, however of these households 2,653 currently occupy affordable housing (and are seeking to transfer to an alternative home). There are therefore 5,122 households on the register and in need. The distribution of these households is indicated in Figure 5.10 below.

Figure 5.10: Affordable Housing Need in the Derby HMA

Area	On Register and in Need	Total Number of Households	% On Register and in Need
South Derbyshire – Derby Fringe	93	10,639	0.9%
South Derbyshire – North West	47	6,559	0.7%
South Derbyshire – Swadlincote and South	569	21,350	2.7%
South Derbyshire	709	38,548	1.8%
Amber Valley	1,247	52,689	2.4%
Derby City	3,166	101,857	3.1%
Total	5,122	193,093	2.7%

Based on data included in the Derby HMA SHMA update July 2013

- v However around 23% of households on the register and in need are estimated to be likely to have sufficient income to afford market housing reducing the backlog need to 3,924 households.

- vi In addition to the backlog it is also expected that 10,335 new households will form over the next five years (2012-17) across the HMA, in addition a further 6,605 existing households are forecast to fall into housing need. This indicates a newly arising total need of 16,940 households across the HMA for the five years to (2017). Of this total 2,546 households will be based in South Derbyshire.
- vii Based on existing and newly arising affordable housing need there is an overall requirement for the delivery of 8,833 affordable homes in the HMA between 2012-17. This need will be partly met by existing planning consents which will deliver around 1,200 new homes although clearly the emerging Local Plans being prepared by the partner Authorities can go some way to boosting the supply of affordable homes, although given the scale of identified need it is unlikely to be fully met within the next five years.
- viii Without a Plan setting out a strategic approach to housing delivery (including the provision of affordable housing), planning applications and growth will continue to be determined having regard to national policy and particularly presumption in favour of sustainable growth and also the need to maintain a five-year housing land supply. Where housing provision fails to meet the five year supply requirement any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Planning Authority will be unable to plan housing delivery strategically and may not be able to deliver new market and affordable homes based on actual demand or need as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest affordable housing need/demand. The inclusion of a site specific allocations and specific affordable housing requirements (together with a housing trajectory) will provide far greater certainty about the location, and number of homes to come forward and will assist delivery partners allocate resources accordingly.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- ix The inclusion of no, or inadequate policy in the Part 1 Local Plan on affordable housing could undermine the ability of the Planning Authority to maximise affordable housing delivery. This would have social impacts in respect of improving the health and wellbeing of local residents as well as tackling deprivation within the District or wider HMA. The inclusion of an overly onerous policy in the plan could jeopardise housing delivery (market and affordable) by undermining the viability of sites, or could affect developer contributions available to education authorities, healthcare providers or the local authorities in respect of transport, open space, green infrastructure, flood risk infrastructure (SuDS or flood defences) and biodiversity enhancement and management.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- x The overall impact of housing delivery have been considered in issues 1 and 3. No additional impacts are expected as a result of the inclusion of a policy to ensure that strategic sites come forward with an affordable housing component. The inclusion of an affordable housing policy in the Part 1 Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.
- xi In setting out specific affordable housing requirements for strategic sites and windfalls the inclusion of a policy in the Plan should not give rise to impacts any different to the delivery of market housing (considered in issue 1), as long as any policy does not undermine the viability of sites by including onerous requirements in respect of affordable housing supply. Should this occur it could lead to sites being stalled until their viability improves, or could squeeze out other developer contributions as previously outlined. However this issue could be remedied through the inclusion of a viability clause in any affordable housing policy.

Summary of Broad Options Appraisal:

Affordable Housing Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Business as Usual	--	✓	✓	--	--	✓	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Option 1: Lower Threshold	--	✓✓	✓✓	--	--	✓✓	--	--	--	--	--	?	--	--	--	X	--	--	--	--	--
Option 2: Increased Requirement	--	✓✓	✓✓	--	--	✓✓	--	--	--	--	--	?	--	--	--	--	--	--	--	--	--
Option 3: Allocate sites	--	✓✓	✓	--	--	✓✓	✓	?	--	✓	✓	✓	--	--	--	X	--	--	?	--	X

- xii The inclusion of no policy in the Local Plan would have minor positive impacts in respect of delivering limited amounts of affordable housing to tackle local housing need. This would have minor wellbeing and social inclusion effects. No other effects in respect of this policy were identified. Policies 2 and 3 would boost affordable housing delivery and would have effects similar to option 1 although impacts would be enhanced. However uncertain effects were recorded against the SA objective to improve urban design as it was considered that overly onerous affordable housing requirements could negatively impact on the overall design of sites.
- xiii Option 3 is a distinct policy option to boost affordable housing by allocating exceptions sites on the edge of settlements to meet identified housing need. This would perform broadly in line with options 2 and 3 but could also have minor positive impacts in respect of objectives to improve local accessibility; diversify and strengthen local rural economies; enhance the vitality of existing rural centres and improve the quality of new development in rural areas. Uncertain or negative impacts against the SA objectives were identified in respect of minimising the irreversible loss of greenfield sites; making best use of existing infrastructure and reducing the need to travel; protecting and enhancing cultural heritage and conserving and enhancing the Districts landscape.

Identification of the Preferred Option

- xiv **Option 2, supported by a criteria-based policy to allow affordable housing exceptions sites is the Council's preferred option.**
The Council's preferred option is to include a specific affordable housing requirement within the Local Plan. This will seek to deliver 30% (gross) affordable homes on all sites over 15 dwellings subject to viability. This would represent a major increase to actual historic affordable housing delivery rates. However, to allow for the flexibility necessary to support this option is considered that any policy drafted should include an appropriate viability clause.
- xv In respect of option one the Authority considers that reducing the threshold or size of the sites that should contribute to affordable housing delivery is unlikely to be viable in current economic climate. Presently the Authority seeks affordable housing on all sites over 15 units or 0.5ha as a starting point. Having reviewed the small sites that have come forward in the recent past many of these are on previously developed land (including former public houses) within existing urban areas (i.e. Swadlincote or the villages). By setting a low threshold the Authority could undermine the reuse of small previously developed sites which often have abnormal costs associated with demolition or remediation. Failure to secure the reuse of such sites could have detrimental impacts on surrounding communities and would undermine government objectives to reuse brownfield sites ahead of greenfield locations.
- xvi In respect of option three the Authority supports the principle of allowing affordable housing on exceptions sites in line with requirements set out in the National Planning Policy Framework. However the Council considers it desirable to provide flexibility in the Plan. Whilst the allocation of sites could provide short term certainty by specifically allocating exceptions sites, it accepts that overtime housing needs could change and that the allocation of sites may not allow the Authority to act flexibly to address such changes in the future. As a result it is considered more appropriate to include a criteria based policy in the Plan. The policy could support affordable housing delivery on greenfield sites outside of settlement boundaries where it can be demonstrated that sites are sustainable and meet identified affordable housing needs which cannot be met on existing nearby development sites or within settlement boundaries. The inclusion of such a policy is not considered mutually exclusive to Option 2 (setting a requirement of 30% for sites over 15 dwellings) and could sit alongside this policy to help meet overall housing requirements.

5.7.7 ISSUE 20: OPTIONS FOR HOUSING DENSITY AND MIX

- i Overall options for housing density, mix and town cramming were consulted upon in the July 2010 Issues and Alternative Options Consultation. In total two discreet options were identified in respect of this issue:
 1. **Standard Minimum Density** - Adopt an approach of requiring national minimum densities to be achieved together with an appropriate mix of dwellings
 2. **Area Based Approach** - Apply appropriate approaches to housing design, type and density in different parts of the District.

Summary of Responses

- ii In total 116 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2 (area based approach); this option was supported by 85 respondees. Option 1 (standard minimum density applied district wide) was less well supported with only 28 consultees supporting this approach. A further 3 respondees indicated that as much development as possible should be located within existing urban areas. However the issue of the housing distribution is considered in Issue 3, and implicit within any distribution strategy is the need to make effective use of previously developed sites for locating new development as this is a requirement of national planning policy set out in the National Planning Policy Framework.

What May Happen if the Local Plan is Not Prepared

- iii Historically housing density has varied across the district and overtime. In the recent past there was a move towards higher density development within the district. This is reflected within completions on large sites in South Derbyshire between 2008 and 2011. In particular there has been a bulge in higher density properties, and no large scale developments at less than 30 dwellings per hectare between 2009-11. This bulge in higher density completions is likely to reflect the buoyant market conditions up to 2007, which led to planning applications which often included significant numbers of flats and maisonettes, in the years running up to the credit crunch. Inevitably there is a lag between the time permissions are granted and the time it takes to build out a site or phase of a site and this is reflected in the figures. Since 2008 demand seems to have rebalanced and anecdotal evidence from developers, backed up by data in the 2011-12 Annual Monitoring Report (AMR) seems to indicate a return to lower density development. This trend, if indeed it is a trend, rather than an anomaly in the data, will continue to be monitored through the Council's AMR.

Figure 5.11 Housing Density on wholly completed large sites

No. of dwellings per hectare (DPH)	Less than 30dph	30-50 dph	More than 50 dph
2011-12	23%	77%	0
2010-11	0	59%	41%
2009-10	0	52%	48%
2008-09	9%	46%	45%
2007-08	24%	61%	15%

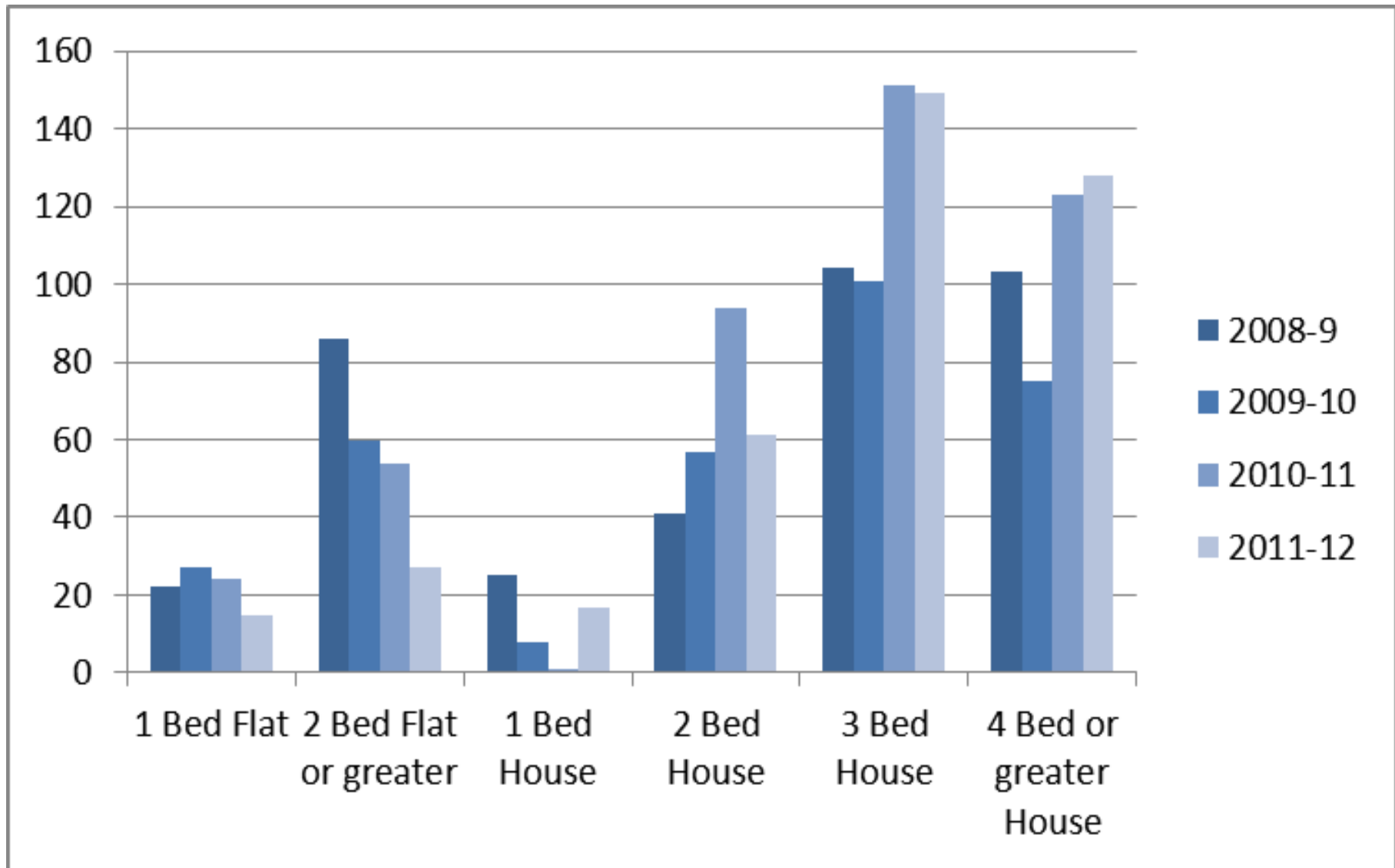
- iv In respect of housing mix, the Derby Housing Market Strategic Housing Market Assessment Update indicates that dwelling stock across the HMA is reasonably well balanced. This is illustrated below in Figure 5.12.

Figure 5.12: Housing by Type in the Derby HMA

House Type	Amber Valley	Derby City	South Derbyshire	Derby HMA	East Midlands
Detached	35.8%	23.0%	39.8%	29.9%	32.2%
Semi-detached	36.5%	38.6%	34.9%	37.3%	35.1%
Terraced	20.9%	23.3%	18.1%	21.6%	20.6%
Flat/maisonette	6.7%	14.8%	6.5%	10.9%	11.7%
Other	0.1%	0.2%	0.7%	0.3%	0.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

- v As is illustrated in the above table around 40% of homes within the district are detached. A further 35% are semi-detached; the remaining 25% of homes are either terraced properties, flats or other types of accommodation. Recent housing delivery within the district has also tended to indicate increasing demand for 3 and 4 bedroom properties and falling demand for 1 and 2 bedroom flats.

Figure 5.13: Housing completions by size of property and housing type.



- vi According to the Derby Housing Market Area Strategic Housing Market Assessment the greatest requirement is for 2- and 3-bedroom homes, with a higher requirement for smaller homes in the affordable sector; and stronger demand for larger family homes in the market sector. The modelled requirements for different sizes of homes in South Derbyshire are shown in Figure 5.4 below.

Figure 5.14 Net Need for Different Sizes of Homes – Market and Affordable South Derbyshire, 2012-28

	1-bed	2-bed	3-bed	4+ bed
Market	3%	23%	52%	21%
Affordable	22%	37%	37%	4%
Total	8%	27%	48%	17%

- vii Without a Plan setting out a policy approach in respect of housing density and mix, it is likely that developers will respond to market signals in respect of these issues. This is likely to see a continuing move away from the development of flats back towards larger family properties in the short to medium term. However in the absence of a policy to control housing mix and density it is possible that higher density developments, and a move back towards flatted properties and smaller properties could occur either as a result of on-going mortgage market restraint, or driven by developers in response to consumer demand.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- viii Density and mix options could influence urban design quality and could have a direct effect on the delivery of homes that meet local community need including lower density developments such as bungalows, larger family homes or assisted living accommodation. Lower density development could lead to increased greenfield losses as fewer homes could be accommodated on each hectare of land compared a policy which sets out a minimum density requirement irrespective of location. A policy to support more flexible density and mix requirements could also have implications in respect of habitat protection and on site biodiversity gain, the delivery of green infrastructure, sustainable urban drainage provision and on site surface water management and climate change impacts (by limited opportunities for passive heating, and affecting the provision of space for urban cooling and shading).

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- ix The overall impact of housing delivery has been considered in issues 1 and 3. No impact in respect of the Air Quality or Birds Directive is likely as a result of options in respect of this issue. Options which support higher density development could have a minor effect the Authority's preferred approach to surface water management (see Issue 18) and could restrict opportunities to support the delivery of SuDS systems on some sites which could in turn restrict opportunities to improve surface water quality. However given that the treatment of water on site will be mandatory under the Flood and Water Management Act, higher density targets would be unlikely to have any notable impact.
- x Higher density development could restrict opportunities for integrating new development into the landscape and existing townscape and could reduce opportunities for the provision of onsite habitat creation and green infrastructure provision. In contrast however higher density development would safeguard greenfield land. Lower density developments could provide more opportunity to screen and integrate development into the wider landscape by facilitating the retention of on site features such as hedegrows or trees and provide new habitats and Green Infrastructure on site. It would however lead to a greater loss of greenfield sites.

Summary of Broad Options Appraisal:

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Housing Density and Mix																					
Option 1: Standard Minimum Density	--	--	--	--	--	--	--	--	--	--	--	?	--	--	✓	?	✓	--	?	--	?
Option 2: Area Based Approach	--	✓	✓	--	--	--	?	?	--	--	--	✓✓	--	?	✓	X	✓	?	✓	--	✓✓

- xi Option One (which is the business as usual option) would have a number of uncertain effects but could help improve environmental effects in respect of the design of the built environment, water pollution, flood risk heritage and landscape and townscape depending on the minimum density set within the policy. Conversely, however if too higher a density is set this option could have negative impact against these sustainability appraisal objectives. As such an uncertain impact has been identified in respect of these issues.
- xii Allowing greater flexibility to determine appropriate density and housing mix could have positive benefits in respect of providing homes that meet local need, improving wellbeing, improving the quality of new design, reducing water pollution and flood risk, and protecting local heritage assets and their settings and local landscape and townscape character. This objective could however have uncertain effects in respect of accessibility and reducing the need to travel, promoting sustainable use of natural resources, and managing climate change. It would have negative effects in respect of minimising the loss of greenfield sites as it is likely that lower density development would occur in some locations leading to higher greenfield losses.
- Identification of the Preferred Option**
- xiii **Option 2 is the Council's preferred option.** Having reviewed the likely performance of the two options to mitigate the likely effects of large scale growth considered earlier in the sustainability appraisal it is clear that option 2 will overall have a more beneficial effect in respect of ensuring appropriate housing delivery and protecting the natural and built environment.

- xiv The Authority has assumed average development of 30ha per dwelling across the developable site areas in its assumptions concerning the overall density of development in identifying the number and size of sites necessary to meet local need, although in some cases lower densities are assumed where constraints indicate that achievable densities on specific sites will be lower. However the average used by the authority is significantly lower than average densities recorded in recent years. Whilst it is recognised that the density of sites has fallen in the past few years as developers have moved away from flatted developments towards family homes (consistent with data in the SHMA that indicates the need for a greater number of two and three bed homes), sites recently granted planning permission continue to suggest that overall densities will be notably above the assumed density of 30 d/p/h assumed by the Council. Therefore given that the sustainability appraisal indicates that flexibility could help deliver more positive outcomes in respect of the built and natural environment the Council has identified Option 2 as its preferred policy approach.

5.7.8 ISSUE 21: SPECIAL HOUSING NEED OPTIONS

- i This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. Three broad options were identified as follows:
- Rely on statutory incremental increase in building regulations requirements for the provision of lifetime homes
 - Set targets for lifetime homes provision
 - set higher targets for lifetime homes on specific identified strategic / exemplar sites

Summary of Responses

- ii In total 101 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1: rely on building regulations (a total of 45 respondents favoured this approach). A further 28 respondents considered that option 2 (set targets) would be the most sensible policy for delivering homes which meet the needs of all sections of the community. A further 19 respondees considered that higher targets could be included on specific strategic or exemplar sites. It was considered by one respondent that within the special housing need issue greater attention should be provided to the issue of gypsies and travellers. However since the previous consultation was undertaken further guidance has been published by the government in respect of this type of accommodation need and a policy will be included within the Local Plan to ensure that where need is identified this will be met.

What May Happen if the Local Plan is Not Prepared

- iii The Derby Housing Market Area Strategic Housing Market Assessment indicates that moving forward, the strongest population growth over the period to 2028 is expected to be of those aged over 60. This is expected to be strongest in South Derbyshire which is forecasted to see 38% growth in the number of people aged 60-74 in the period to 2028 and a 92% (a near doubling) of residents aged over 75.
- iv Many older people will continue to live in properties they have lived in for many years; and wish to occupy larger properties than they might need to allow friends and relatives to come and stay. It will be important to consider how to best meet their changing housing needs through the Plan. This is likely to require provision of support in making alterations to properties.
- v Substantial growth in the population at the higher end of the age spectrum can be expected to generate requirements for specialist housing. The analysis included in the SHMA suggests a 66% growth in the older population with dementia over the period to 2030 and a 55% increase

in those with mobility problems. The SHMA outlines the need for a strategic and coordinated policy as the most cost effective means of delivering and coordinating provision of housing and care.

Figure 5:15: Population Change 2011 to 2028 by Fifteen Year Age Bands

Age Group	Amber Valley		Derby City		South Derbyshire		Derby HMA	
	Change in Population	% change from 2011	Change in Population	% change from 2011	Change in Population	% change from 2011	Change in Population	% change from 2011
Under 15	1,013	5.1%	2,656	5.6%	3,665	21.1	7,333	8.6%
15-29	-1,045	-5.2%	2,465	4.5%	912	5.6%	2,332	2.6%
30-44	-489	-2.0%	5,164	10.1%	1,639	8.0%	6,313	6.6%
45-59	-1,118	-4.3%	877	2.0%	1,775	8.9%	1,534	1.7%
60-74	3,974	18.2%	8,540	27.1%	5,448	37.6%	17,961	26.5%
75+	8,242	79.4%	7,069	37.3%	5,990	92.0%	21,301	59.4%
Total	10,576	8.6%	26,771	10.8%	19,428	20.5%	56,774	12.2%

- vi The SHMA also indicates that the adult population with a range of disabilities is expected to increase slightly (by around 11%-13%). This may however generate additional demand for specialist accommodation but many households again will want to remain independent and there is a need to ensure access to suitable and affordable housing for those with disabilities and deliver housing services as an integrated package of health and care.
 - vii However, the delivery of Lifetime Homes comes at a cost. According to government figures published in 2007 costs range from £545 to £1615 per dwelling, depending on:
 - the experience of the home designer and builder;
 - the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones);
 - whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs)
 - viii In the absence of a plan being produced it is likely that new housing developments will continue to be aimed at the general market rather than specific sections of the population who are more likely to be vulnerable or have additional or complex housing needs, not least because of the additional costs to the developer (and the consumer). However, a policy to improve the adaptability of new homes (in order that it could meet the needs of the occupier, regardless of their age or health) could allow residents to remain living in their homes for longer and reduce the need to rehome residents as their needs change.
- The Environmental Characteristics of the District Likely to be affected by the Local Plan**
- ix The inclusion of a policy to inform housing adaptability could help ensure homes meet local community need and could contribute towards the wellbeing of residents it could also affect building and site design or the density of new development, which could increase greenfield land losses it could also increase the cost and potentially affect the viability and supply of new homes.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- x The overall impact of housing delivery has been considered in issues 1 and 3. No additional impacts are expected as a result of the inclusion of a policy to direct elements of housing design related to lifetime homes or a similar standard. The inclusion of such a policy in the Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.
- xi The local plan will bring forward the delivery 12,618 homes between 2011-28. By the end of the Plan period homes built since 2011 will account for around a quarter of all housing stock and could improve the mix and suitability of housing to meet the needs of an ageing population. However, whilst this policy will not be responsible directly for bringing homes forward (but rather influencing some elements of detailed design on site), it could have effects in respect of the wellbeing of local residents. In addition the additional and more stringent requirements included in lifetime homes or similar standard could have impacts in respect of design (for example by increasing storage areas and ensuring adequate lighting provision in new development). However a lifetime homes policy could lead to a slight reduction in the density of new development which could lead to a slight increase in overall greenfield land losses.

Summary of Broad Options Appraisal

Special Areas of Housing Need	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Using Building Regulations	--	?	?	?	--	?	✓	--	--	--	--	?	?	--	--	--	--	--	--	--	--
Option 2: Set Targets	--	✓✓	✓✓	✓	--	✓	✗	--	--	--	--	✓	✓	--	--	--	--	--	--	--	--
Option 3: Higher Targets on specific Sites	--	✓✓	✓✓	✓	--	✓	✗	--	--	--	--	✓	✓	--	--	--	--	--	--	--	--

- xii Having reviewed the broad options identified it is clear that the impacts relate mainly to social impact or urban character. Nonetheless, the appraisal indicates that option 1 would be more likely to have uncertain effects, this is as a result of relying on changes to building regulations to improve housing design, and whilst elements of lifetime homes are expected to be included in part M of the building regulations it is currently

unclear to what extent, and when any such changes could improve the adaptability of homes to residents changing needs. In contrast options 2 and 3 would have more notable impacts especially in respect of delivering homes that meet local needs and improving health and wellbeing. Less significant positive effects would arise in respect of promoting community safety, promoting social inclusion, improving the quality of the built environment and minimising waste.

Identification of the Preferred Affordable Housing Option

- xiii **Option 1, (Using Building Regulations is the Council's preferred option.** It is considered that the two approaches for requiring onsite targets to be included in respect of lifetime homes (or a similar standard) would perform similarly and would provide greater certainty than option 1 by delivering a range of potential beneficial effects. However, subsequent to undertaking this sustainability appraisal work the Government has undertaken a housing standards review and does not facilitate the adoption of local design standards through the planning process. As such whilst at the time of appraisal options 2 and 3 represented realistic options and were being considered by the Authority as a mechanism to improve local housing standards, these options are no longer realistic.

5.7.9 ISSUE 22 TOWN CENTRES AND RETAILING OPTIONS

- i This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. Two broad options were identified as follows:
1. Priority to A1 Uses (Business as Usual): Afford the highest priority to A1 usage in the primary shopping frontages
 2. Mixed Use Approach: Allow for a wider mix of town centre uses in the primary shopping areas.

Summary of Responses

- ii In total 81 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: (a mixed use approach to town centres was supported by 49 people). A further 25 respondents considered that option 1 (priority to A1 uses) would be the most appropriate policy to control uses in town centres. English Heritage considered that slightly different approaches may be needed for some settlements due to the historic nature of some village centres in South Derbyshire. However, the Authority considers that the strategic options outlined could be appropriate across all locations subject to the inclusion of design and heritage policies in the Local Plan to ensure the character of villages is not eroded as a result of the Council's identified options to control town and village centre uses. A further representation received from DPP also indicated that they considered that further broad strategic options in respect of retail existed. However this submission failed to identify what these broad strategic options could be. In light of this, the Council is satisfied that no further broad options need testing through the SA. However, further retail policies are likely to be pursued in a later development plan documents; Part 2 Local Plan. This could include policies to protect existing village shops and public houses, together with policies to promote new retail facilities or local centres in appropriate locations.

What May Happen if the Local Plan is Not Prepared

- iii The Council monitors vacancy rates within the District' main town centre (Swadlincote) on an annual basis. Current vacancy rates in the town are around 13%. This remains significantly below national averages in respect of retail vacancy rates which were recorded at 14.2% in February 2013. In the absence of the preparation of a Part 1 Local Plan it will be more difficult to control the mix of uses in Swadlincote town

centre or other village centres and meet the requirements of the National Planning Policy Framework (NPPF) which requires that “Planning Authorities promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres”.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- iv In Planning for town centres and retail mix the Plan could have an impact in respect of fear of crime (by improving night time use of local centres or changes in antisocial behaviour); social inclusion (by improving access to nearby shops and services); strengthening the local economy and maintaining the viability and vitality of local centres. In addition the Plan could also influence local townscape quality and character including in areas of heritage importance.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- v The inclusion of a town centre and retail mix policy in the Part 1 Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive. The inclusion of a retail policy in the Local Plan is unlikely to have any significant impacts on the environment, although a policy could make a limited contribution towards protecting areas which may be of heritage or townscape value in town or village centre locations. In addition the retail options identified would provide significant control over future uses in local centres and could help ensure that the Plan can make a positive contribution to the health of the local economy and the vitality and viability of the District’s local centres.

Summary of Broad Options Appraisal

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District’s skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District’s contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District’s landscape and townscape character
Town Centres and Retail																					
Priority to A1 uses	==	==	==	?	==	?	==	==	?	?	?	==	==	==	==	==	==	==	?	?	?
Mixed Use Approach	==	==	==	✓	==	?	==	==	✓	✓	?	==	==	==	==	==	==	==	?	?	?

- vi Having reviewed the two broad options it is clear that neither will have any notable impacts on the local environment. However, it was considered that option 2 (mixed use) could have more beneficial effects on the economy especially in the short term by allowing greater flexibility to reduce vacancies and improve shops and other services in Swadlincote and the District's village centres. In addition it was also considered that overall mixed uses in Swadlincote town centre in particular could increase visitors to the town at night which could in turn increase natural surveillance, although it is noted that the over provision of some leisure uses could lead to increased incidence of antisocial behaviour.

Identification of the Preferred Affordable Town Centre and Retail Option

- vii **Option 2, (mixed use approach) is the Council's preferred option.** It is considered that this approach best fits guidance published in the National Planning Policy Framework published in 2012 which states local planning authorities should plan positively for [the future of town centres] to encourage economic activity. This option also performs marginally better against the SA framework. In addition, given the relatively high levels of vacancy and the increasing pressure on town centres nationwide due to structural changes to the retail sector (for example as a result to the increasing prominence of online retail) a flexible approach to town and village centres is likely to provide the best approach to managing change within Swadlincote Town centre and the District's main village centres. Nonetheless, given that the appraisal process raised concerns about the long term health of town and village centres where too many shops (A1 uses) were lost, the Authority will continue to control losses through the inclusion of a policy to require any losses of A1 use which would require planning permission to be supported by appropriate marketing evidence.

5.7.10 ISSUE 23: INFRASTRUCTURE OPTIONS

- i In total four broad Infrastructure options have been identified by the Council as part of the Issues and Alternative Options Consultation in July 2010.
 1. Widen the types of development from which developer contributions will be sought
 2. Funding new infrastructure through the negotiation of developer contributions through S106 (this is the business as usual approach)
 3. Introduce a community Infrastructure Levy (CIL)
 4. Combine a community infrastructure levy with negotiation of Section 106.

Summary of Responses

- ii In respect of widening the types of development from which developer contributions will be sought, this issue was considered by a total of 79 respondees. Of these 47 considered that it would be appropriate to seek contributions from a wider mix of new developments. Seven did not support this approach. Four respondees had no view, whilst 6 responses indicated the need to fully meet the requirements of the Community Infrastructure Levy Regulations which came into force on the 6th April 2010. In addition to the general approach highlighted as option 1, the

Council also consulted on three collection approaches for securing developer contributions. This part of the consultation attracted 97 responses. Of these 36 supported the continued use of S106 to secure planning gain. 24 considered that CIL was the most appropriate collection method whilst 30 respondents indicated that a combination of S106 and CIL would be the most appropriate mechanism to secure planning gain. A number of respondents had no opinion; stated that collection methods would need to be in line with national requirements or made other comments. Having reviewed these other comments the Council is satisfied that none of these raise an alternative collection method which needs to be subject to appraisal.

What May Happen if the Local Plan is Not Prepared

- iii Presently infrastructure is a significant constraint to development in South Derbyshire. Key infrastructure issues relate to lack of road capacity on the edge of Derby City, and around a number of local routes elsewhere in the District; a lack of primary school provision in Swadlincote, Hilton and on the edge of Derby City and secondary schools provision in the northern parishes and on the edge of Derby City. Other issues include a lack of waste water treatment capacity and sewerage capacity in some parts of the District including around Swadlincote, Findern and Ticknall (waste water treatment) and the southern edge of Derby City (sewerage network). There is a lack of adequate medical care provision and sports and leisure facilities in a number of settlements.
- iv Whilst some of the infrastructure which will be required to support growth cannot be funded through the planning system (for example Severn Trent Water cannot accept developer contributions via the planning system¹²), many of the infrastructure deficiencies identified to accommodate growth will need to be fully funded by new development. This is particularly challenging as the costs of some of the infrastructure necessary to service future growth could be significant and could be well beyond any contribution that could be generated by a single development. This is particularly the case for some road infrastructure and secondary school provision (where need is identified for a new school rather than an extension to an existing one). In light of this, in the absence of the production of the Local Plan infrastructure contributions could be curtailed and infrastructure necessary to support growth may not come forward in a comprehensive fashion. However, as the Authority has a general duty to ensure that it has a five year supply of developable housing land, clearly the lack of infrastructure may frustrate delivery but is unlikely to stop development. Therefore without a Plan, growth would have to be accommodated even if the infrastructure constraints cannot be fully addressed.

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- v The inclusion of a policy to secure infrastructure provision (possibly supported by an Infrastructure Delivery Plan or IDP) could help ensure new development does not have unacceptable environmental impacts in respect of surface and foul water generation, climate change, landscape and biodiversity impacts. This could be ensured by the inclusion of requirements to fund necessary works or mitigation to ensure adequate

¹² Severn Trent Water has a general duty under section 94 of the Water Industry Act to effectually drain the area. It is the opinion of Severn Trent Water, following the *Barratt Homes Ltd v Dwr Cymru Cyfyngedig (Welsh Water)* [2009] UKSC 13 case (“Barratts case”), that the law has been clarified such that this general duty extends to sewerage systems as well as sewage treatment works. To this end if either a) additional capacity or b) improvement (commonly referred to as “quality obligation”) is required at a WWTW these must be funded by Severn Trent Water.

water treatment on site, deliver open space which could contribute to urban cooling, protect the and manage existing wildlife areas on site and support delivery of new habitats including tree planting and other landscape mitigation.

- vi In respect of social impacts, the inclusion of an appropriate local space and other social facilities such as schools, medical facilities and community buildings could improve wellbeing, and could contribute towards objectives to improve health and reduce inequalities. The delivery of infrastructure could also improve accessibility to local services, shops and employment and could help ensure that existing infrastructure has the capacity necessary to continue working effectively. In some locations new infrastructure could also help make communities safer or increase options for traveling by non-car means.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- vii Given that large scale development is not proposed in the southern villages it is unlikely that a policy would help safeguard the River Mease SAC, although clearly any infrastructure policy would cover any sites included in this area through the Part 2 Local Plan or which come forward as windfalls. In respect of the Water Framework Directive long-term growth could impact on the ability of water companies and other appropriate bodies to meet strict water quality targets. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease. Numerous smaller watercourses are also failing their WFD objectives. The District Council's Water Cycle Strategy indicates that most pollution is as a result of agricultural runoff in the catchment and treated effluent from wastewater treatment works serving existing and new development, although it is likely that urban diffuse water pollution will become a more significant component of water pollution later in the Plan period as these issues are addressed through water company investment programmes. The inclusion of an infrastructure policy and the development of an Infrastructure Delivery Plan would assist Severn Trent in making investment decisions to deliver improvements in water quality in a timely fashion, whilst SuDS and green infrastructure requirements could help reduce urban diffuse pollution throughout the District. Infrastructure delivery could also help to deliver improvements to public transport services and walking and cycling routes and could help mitigate the effects of population growth (and hence increasing transport demand) associated with growth. Infrastructure options would not have any implications for sites protected pursuant to the Birds Directive.
- viii The provision of 12,618 homes and additional new employment land would also increase demand on schools and other education facilities, doctor's surgeries, community facilities, open space and leisure facilities. Clearly where the provision of facilities fails to keep up with demand this could affect access to services, and could have a material effect on SA objectives related to education, health and well-being, crime, and deprivation. However infrastructure provision, through the integration of green infrastructure within new development could also support objectives to improve wildlife and habitat provision on site, to reduce flood risk, to manage climate change effects, and potentially secure and improve access to cultural heritage assets. The provision of GI could also help reduce landscape effects associated with new development.

Summary of Broad Options Appraisal

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Infrastructure																					
Wider Developer Contributions	✓	?	✓	✓	✓	✓	✓	✓	✗	✗	?	✓	--	--	--	--	✓	?	?	?	?
Section 106	✓	✓✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	--	--	--	--	✓	?	✓	✓	✓
Introduce CIL	✓	--	✓	✓	✓✓	✓✓	✓✓	✓✓	?	?	?	✓	--	--	--	--	✓✓	✓	✓	✓	✓
CIL and S106	✓	✓✓	✓	✓	✓✓	✓✓	✓✓	✓✓	?	?	?	✓	--	--	--	--	✓✓	✓	✓	✓	✓

- ix Having reviewed option 1, it is clear that seeking planning gain on a wider range of developments could have limited benefits in respect of social and some environmental objectives. However it could deter some forms of development such as employment or commercial development and as such could have a negative impact against economic based objectives.
- x In respect of options 2-4 it is clear that a hybrid approach may provide the greatest potential to secure infrastructure necessary to support growth. This is because it could allow the pooling of contributions from many developments to deliver strategic infrastructure to support multiple sites, thus delivering the significant benefits in respect of objectives to improve educational achievement; promote social inclusion; improve accessibility; make best use of existing infrastructure and reduce and manage flood risk, whilst allowing the flexibility to meet local

site wide needs in respect of affordable housing, improving community safety and delivering improvements to local townscape and local centres. Using CIL to secure developer contributions, could, however have uncertain effects in respect of achieving sustainable levels of economic growth, diversifying and strengthening local economies and to enhancing local town and village centres.

Identification of the Preferred Infrastructure Option

- xi **Options 1 and 4 (wider developer contributions) and a hybrid approach consisting of CIL and Section 106 to secure planning gain.**
The Council recognises that there are circumstances when all development should contribute towards local infrastructure provision. An obvious example of this is the River Mease Developer Contribution (DCS). This levies a tariff on all new windfall developments which generates foul water flows within the catchment of the River Mease SAC, in order that monies raised can be used to ensure that increased waste water generated by development does not affect the integrity of the site. In the absence of the River Mease DCS it is likely that new development would have a significant impact on the River, in combination with other development, and any planning applications which increased foul water flows would be refused. This scheme would apply to all types of development including domestic dwellings, commercial properties, leisure development and community buildings and schools. It is clear, therefore, that there are circumstances where the Council must be able to secure developer contributions to allow new development (irrespective of its type or nature) to proceed.
- xii In respect of the mechanisms to secure planning gain the Council considers that it is prudent to use a combination of CIL and S106. CIL is a levy that local authorities in England & Wales can choose to charge on new developments in their area to help fund infrastructure improvements. It was first introduced by the previous Government in 2010 but is now a significant element of the current Government's localism agenda. Money raised by CIL can be used to support new development by funding necessary infrastructure such as new road schemes, improvements to the capacity of local schools and open space and recreation provision. A "meaningful proportion" of CIL funds must be used for local priorities. The system is intended to be relatively simple and, provided it would not make the development financially unviable, it can be applied to most new building proposals. It will be for the Council to determine and publish how it intends to use CIL.
- xiii The CIL Regulations mean that after April 2015, CIL will be the only effective means by which local planning authorities can secure pooled contributions from developments to address infrastructure needs. Those Regulations also limit the extent to which the Council can secure such contributions through planning obligations (Section 106 or 'S106 agreements'). It is worth noting, however, that the CIL process will be completely separate from the negotiation of planning obligations via S106 agreements. S106 agreements will still be needed to secure affordable housing and to deal with any on-site mitigation measures or deliver items of infrastructure where only a small number of contributions will be pooled. In light of this fact the Council considers it necessary to continue pooling contributions to deliver strategic infrastructure. The appropriate mechanism therefore to continuing pooling contributions and to meet site specific based needs is a combination of both CIL and S106.

5.7.11 24:GREEN BELT AND GREEN WEDGES

- i In total two broad greenbelt and green wedge options have been identified by the Council following the Preferred Growth Strategy Consultation in October 2012. These are as follows:
 1. Reduced Greenbelts - Delete greenbelt allocations and the principle of protecting land currently defined as greenbelt (including through safeguarding land for future development)
 2. Retain Existing Greenbelts and Wedges (Business As Usual) Subject to minor boundary alterations to reflect current/ future development locations.

Summary of Responses

- ii In total 157 responses were received concerning greenbelt and green wedges during the Preferred Options Consultation. However it is clear from the consultation there was significant confusion about the issue of safeguarding greenbelt land for future development. Many respondents seem to interpret the principal of safeguarding as meaning to protect greenbelt from development, although the issue considered in the Preferred Growth Strategy is whether the land should be safeguarded for the development of new homes or factories after 2028. In light of this confusion it is difficult to record with certainty the extent of support for using land around Thulston, which is located in the greenbelt, for future development. However this option was not well supported and broadly speaking was supported by around 25 respondees. In contrast in excess of 85 respondees considered that greenbelt and green wedges should be retained as such. Around 40 respondees made no comments and made other observations regarding the potential for other issues to arise as a result of development in the vicinity of the Nottingham- Derby Greenbelt. One respondent considered that greenbelts in South Derbyshire should be extended, for example by extending the Nottingham Derby Greenbelt to cover areas to the south and south west of Derby. However such an extension would not meet the five tests of greenbelt set out in the National Planning Policy Framework and is not supported by the greenbelt review undertaken to inform the preparation of the Local Plan. An option for extending the greenbelt is not therefore considered a reasonable alternative to the two options identified.

What May Happen if the Local Plan is Not Prepared

- iii Currently there are two areas of Greenbelt in South Derbyshire. The largest forms part of the Nottingham - Derby Greenbelt and stretches from Chellaston in the west to Shardlow in the east. Broadly speaking it follows the alignment of the A50 with land to the north being designated as greenbelt. However there are some small areas of greenbelt located to the south of the A50 around Aston on Trent. The second smaller area of greenbelt in South Derbyshire, is the smallest in the UK and lies between Burton on Trent and Swadlincote and separates the Winhill and Stapenhill areas of Burton from Newhall and Stanton in Swadlincote. Together these two areas of greenbelt cover 2,386ha or around 8% of the District's land area. There are presently no green wedges in South Derbyshire, although there are six wedges in Derby City which abut the District boundary. Built development adjacent to Derby City in South Derbyshire could seek maintain the openness and link to the wider countryside of these wedges.
- iv In the absence of the plan being prepared areas of greenbelt will continue to benefit from significant protection through the National Planning Policy Framework (NPPF).

The Environmental Characteristics of the District Likely to be affected by the Local Plan

- v Large scale growth around Derby City or Swadlincote would be significantly influenced by the retention or removal of greenbelt. Greenbelts around settlements can push development to other locations (which may be disproportionately affected by growth due to the protections offered by green belt) and could lead to more significant cumulative impacts in respect of accessibility, impact on transport and other infrastructure, pollution, flood risk, biodiversity and pollution impacts. However such impact would be largely ameliorated in South Derbyshire due to the limited extent of greenbelts around Derby and between Burton and Swadlincote, and due to the availability of potential housing sites outside of the greenbelt in areas otherwise largely protected by greenbelt designation.

The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

- vi The options to preserve or amend greenbelt boundaries would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

Summary of Broad Options Appraisal.

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Green Belt Options																					
Reduced provision	--	--	--	--	--	X	X	✓✓	--	--	--	XX	--	--	✓	X	--	--	XX	✓	?
Retain Existing Provision	--	--	✓	--	--	✓	✓	XX	--	--	--	✓✓	--	--	X	✓	--	--	✓✓	?	?

- vii A reduction in greenbelt could have a negative effect on objectives to promote social inclusion, improve accessibility, improve the quality of the existing built environment and protect and enhance architectural character. In contrast the retention of greenbelts and wedges could help to improve health and wellbeing by protecting public open spaces around new development, promote social inclusion and improved accessibility to green spaces within and around the city and by protecting the settlements and cultural heritage assets and their settings from large scale growth within the District and through reducing opportunities for greenfield development (and indirectly encouraging the reuse of previously developed sites in existing urban areas).

Identification of the Preferred Greenbelt and Green Wedge Option

- viii **Option 2 is the Councils preferred option.** This option would see the continued protection of greenbelts in South Derbyshire subject to small scale alterations to reflect development on the ground. This option would also ensure that green wedges in the city are not closed off by new development and any open spaces provided in South Derbyshire reflect the location of green wedges in the City. The retention and protection of the greenbelt around Aston was supported by the majority of residents during the Preferred Growth Strategy. The Sustainability Appraisal indicates that Option 2 is likely to perform better than option one in sustainability terms although in the longer term it could lead more concentrated growth patterns than option 1 which may have negative effects in respect pollution and infrastructure. The benefits of retaining the green belt are also outlined in Technical Assessment of the Derby Principal Urban Area Green Belt which states “Greenbelt does play some part in protecting the heritage environment of [South Derbyshire], which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston-on-Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development. There are areas of open countryside in this location, for which the greenbelt also provides important protection from inappropriate development. As with all other areas of Greenbelt on the periphery of Derby, this broad area assists in directing development to more sustainable regeneration and brownfield sites within the City”. This technical assessment also supports the principle of maintaining greenbelt within South Derbyshire although notes that the development of new roads around Aston and Thulston could provide opportunity to redrawing the specific boundary in this area.

SECTION 6: PREFERRED OPTIONS APPRAISAL

The parts of the SEA Directive Requirements considered in the section:

The need for the Environmental (Sustainability) Report to provide information on:

The environmental characteristics of the area likely to be significantly affected

Any existing environmental problems which are relevant to the Plan or Programme including, in particular relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC

The likely significant effects on the environment including issues such as biodiversity, population, human health, fauna, flora, soil, water air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

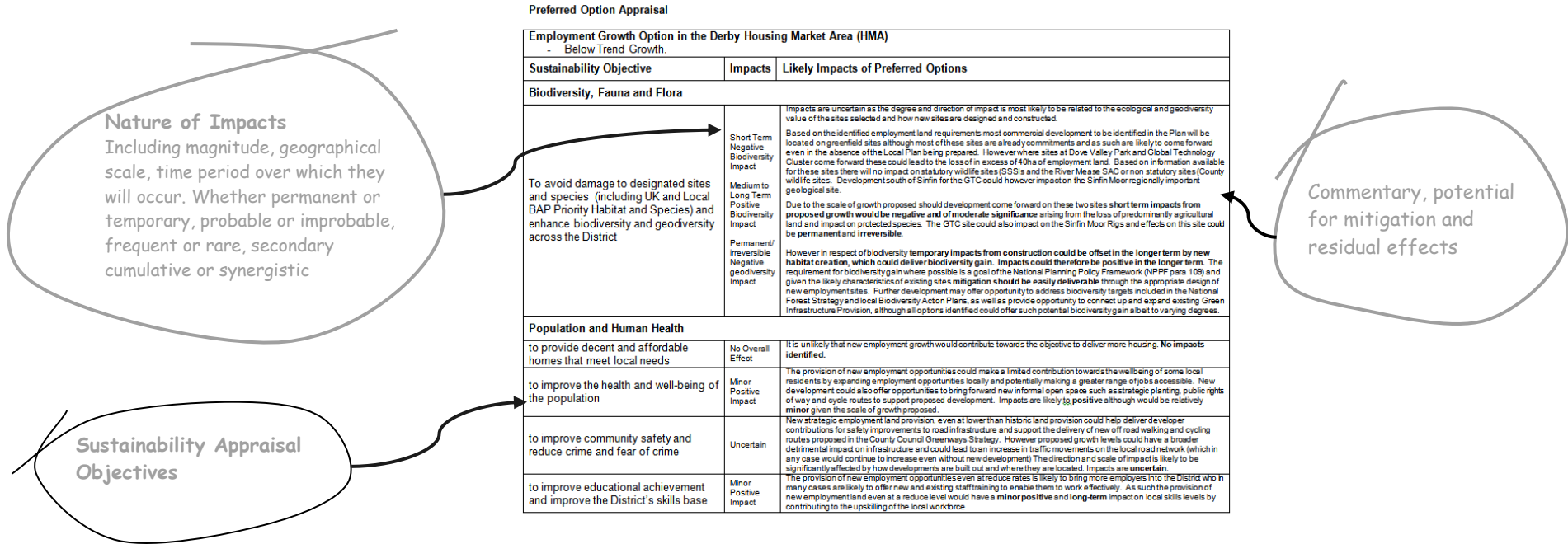
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan

A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) in compiling the required information

6.1 REVIEWING THE POTENTIAL IMPACTS OF THE PREFERRED SPATIAL OPTIONS

- 6.1.1 Following the review and broad strategic options identified through consultation the Council has sought to consider the likely performance of the preferred options. In effect the purpose of this stage of work is to predict and evaluate the environmental, social and economic effects of the preferred options, which together will comprise the Local Plan.
- 6.1.2 The appraisal will seek to document the likely changes that will occur at a result of implementing the Plan, describing these changes in terms of magnitude, geographical scale, the time period over which they will occur, whether they are permanent or temporary, positive or negative, probable or improbable frequent or rare, and whether they are secondary, cumulative or synergistic.
- 6.1.3 Where possible changes are expressed in quantitative terms, although often detailed quantitative predictions are not possible. This is because the impacts of the preferred options is often uncertain and could still be affected by the detailed, design, location, phasing and implementation of development sites or the specific policy wording included in the plan to guide the delivery of development. Where effects cannot be easily quantified broad brush and qualitative predictions on the effects of the Plan are documented. Where such predictions are made they are supported by evidence such as baseline studies, research and modelling.

Figure 6.1: Approach to appraising Preferred Options



6.2 ISSUE 1: PREFERRED HOUSING GROWTH OPTION IN THE DERBY HOUSING MARKET AREA (HMA) PREFERRED OPTION

Table 6.1: Growth Option 4: (742dpa)		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Short Term (Temporary) Negative Impact</p> <p>Medium to Long Term Minor to Moderate Positive Impact</p>	<p>There is some uncertainty inherent in identification of impacts as the magnitude and direction of impact is most likely to be related to the ecological and geodiversity value of the sites selected and how new sites are designed and constructed.</p> <p>Based on the identified housing requirement and having regard to the location of sites included within the Strategic Housing Land Availability Assessment it is likely that most residential development to be identified in the Plan will be located on greenfield sites close to existing settlements. However a review of broad strategic development locations for the Derby Urban Area, Swadlincote Area and Key Villages (see Issues 5, 8 and 9) indicate that there is potential for impacts on protected species across all sites as well as impacts on non-statutory regionally important geological sites on some sites on the southern edge of Derby. No SHLAA sites have been identified that could affect biodiversity sites afforded statutory protection, although some sites could affect local wildlife sites.</p> <p>Due to the scale of growth proposed within South Derbyshire (12,618 homes to 2028) short term impacts from proposed growth are likely to be negative and of minor to moderate significance arising from the loss of predominantly agricultural land and impact on protected species. Impacts could be substantially reduced during construction through the use of considerate construction practices. However temporary impacts from construction could be offset in the longer term by new habitat creation, which could deliver biodiversity gain. Impacts could therefore be positive in the longer term. The requirement for biodiversity gain where possible is a goal of the National Planning Policy Framework (NPPF para 109) and given the likely characteristics of many of the sites (i.e. greenfield, agricultural sites) should be achievable. Further development may offer opportunity to address biodiversity targets included in local Biodiversity Action Plans, as well as an opportunity to connect up and expand existing Green Infrastructure provision.</p>
Population and Human Health		
to provide decent and affordable homes that meet local needs	<p>Short to Long Term Major Positive Impact</p>	<p>The delivery of 742 homes per annum in South Derbyshire, would fully meet the identified need of the District and contribute towards meeting the city's unmet need. A delivery rate below this level would make it more difficult for residents to access local housing, as it would fail to deal with both the existing backlog of need and requirements which will continue to come forward to 2028. The delivery of 742 homes per annum would represent a significant uplift in housing delivery and could offer opportunity to deliver market and affordable housing in a range of locations. Impacts would be positive of major significance.</p>
to improve the health and well-being of the population	<p>Moderate Short to Medium Term Positive Impact</p> <p>Long Term Major Positive Impact</p>	<p>The provision of new housing based on assessed need set out in the updated SHMA Chapter 9 would lead to increased affordable and low cost housing provision as a result of an increase in the delivery of market housing. Based on a suggested average of 25% from the SHMA update the delivery of affordable homes will eradicate the waiting list for actual affordable housing need by the end of the Plan period under this option. Impacts would therefore be positive and of major significance by the end of the plan period.</p> <p>New development could also provide potential to deliver new healthcare facilities (or contributions to extend existing facilities) as well as new open space and the provision of formal and informal leisure opportunities in nearby urban locations.</p>
to improve community safety and	Uncertain	<p>Housing delivery at this level could generate funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes proposed in the County Council Greenways Strategy. It could also provide funds</p>

reduce crime and fear of crime		to deliver regeneration or tackle antisocial behaviour or crime locally (including within the city). However proposed growth levels could have a broader detrimental impact on the local road network. Impacts are uncertain .
to improve educational achievement and improve the District's skills base	Uncertain	The lack of schools provision to accommodate this level of housing provision is an identified issue over the Plan period. Based on growth levels proposed in the DUA it is likely that in excess of 2,700 ¹³ secondary age pupils and 3,100 primary age pupils will need to be accommodated in new or existing schools to 2028. Impacts are likely to be dependent on the scale of new development, its location, phasing and impact in combination with other development including that within Derby City, especially in respect of secondary school age pupils. It is currently unclear where any new secondary school would be located and the Authority is continuing to work with relevant Local Education Authorities and individual schools to identify appropriate solutions capable of meeting the likely need for new school places as a result of the housing growth in the Council's preferred Option. Impacts are uncertain ¹⁴
to promote social inclusion and reduce inequalities associated with deprivation across the District	Short to Long Term Positive Impact	The provision of new housing based on assessed need would lead to increased affordable and low cost housing provision as a result of an increase in the delivery of market housing. Impacts would therefore be positive and of potentially moderate significance over the whole plan period, although in the short term positive effects would be reduced as the affordable housing backlog would not be fully dealt with until the end of the Plan period. Housing policies (to deliver housing based on objectively assessed need) could work in combination with employment based policies and infrastructure provision to further promote social inclusion and reduce deprivation.
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Growth levels based at 742dpa and based on an objective assessment of need could generate developer contributions to improve access to jobs services and facilities through the support of public transport provision, the creation of new walking and cycling routes and improvements to road infrastructure close to existing communities. However the direction and significance of impacts is likely to be determined by the location and phasing of new housing and employment development, any new infrastructure provided and the capacity of the surrounding road network and public transport network. However, given existing issues on the southern edge of Derby City, Swadlincote and some key service villages, and the continuing trend for greater car use by existing residents it may not be possible to fully mitigate the impacts of new development on the existing transportation network including road network. As such the provision of new homes at this level could have an uncertain impact in respect of the accessibility.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	Housing delivery based on objectively assessed need will lead to a significant increase in the number of homes required over the Plan period. The scale of growth is likely to require significant new infrastructure provision to deal with increased pressure on the highways network, water supply and waste water infrastructure, electricity supply, education and other social infrastructure such as doctors' surgeries and open space. However the location of development, the capacity of existing infrastructure to accommodate growth and the detailed design of development will all effect the impacts growth will have on existing infrastructure. Coupled with this investment in infrastructure by national or local government, and the utility companies already planned and committed or planned towards the latter stages of the Plan period would all affect the performance of the Plan. The Infrastructure Delivery Plan will set out the Infrastructure that is required and also how they are going to be funded. Overall impacts are uncertain .
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Moderate Positive Impact	The development of 742 homes per annum could help support economic growth directly (construction and related jobs) and indirectly (providing labour for new businesses) in the district. This level of growth could add £75m to the district economy each year and would add 900-1200 working age people to the local labour market each year. Growth at the levels identified in the Plan will balance the delivery of additional employment land provision within the District. As such this option will have a moderate positive impact as it will continue to support the continued economic growth of the District and will provide certainty over the whole of the Plan period to new and expanding businesses of the likely scale of growth in the local labour market. In combination with policies to ensure the delivery of addition employment land it is likely that housing growth at higher than historic levels could have a major positive impact against this objective.

¹³ Based on Local Education Authority formulas for school place need generated by new housing development

¹⁴ This will need updating to reflect on-going discussions with the Local Education Authorities and local schools.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate Positive Impact	The increase in housing as a result of the Council's preferred option would ensure the delivery of a minimum of 12,618 homes over the Plan period. As previously noted this would create a need for around 279ha of additional employment land over the plan period across the HMA in order to accommodate an additional 21,000 full time equivalent workers. 53ha of employment land would be required over the plan period outside of the DUA to meet South Derbyshire's employment needs. In addition it is likely that population growth would support existing retailers and service providers within Derby City, Swadlincote and key villages. This option is likely to have a moderate positive impact against this objective.
to enhance the vitality and viability of existing town and village centres	Moderate Positive Impact	The growth in new homes proposed by this option over the plan period would indirectly support the long-term growth and health of Swadlincote which has a current retail vacancy rate of 13%. It is also likely to support some growth (to be defined) in other key villages. Growth on the edge of Derby could support district centres within the city including Mickleover, Littleover, Sinfyn and Chellaston. In particular growth around Sinfyn could support Sinfyn District Centre which is recorded as having a vacancy rate of around 20%. Development is likely to have a moderate positive impact against this SA objective. Impacts are likely to be indirect and delivered as a result of growing the local population. However where specific measures are included within the Part 1 Local Plan or subsequent Part 2 Local Plan (for example policies to reduce voids, encourage new shops or to include townscape improvements as set out in the Swadlincote Town Centre Vision and Strategy) positive impacts could be enhanced .
to improve the quality of new development and the existing built environment	Major Positive Impact	The provision of 12,618 homes in the plan period would see new housing account for around a quarter of all homes in South Derbyshire by the end of the plan period. In addition the scale of growth proposed would allow for the regeneration of derelict sites across the HMA. Given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new homes (and this will be secured through the inclusion of a design excellence policy in the Plan) it is expected that the preferred option for housing growth would contribute significantly towards the delivery of this objective. Impacts are positive and likely to be of major significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Moderate Negative Impact	Housing growth to meet objectively assessed need will lead to the generation of additional waste during the construction and use of new homes. Impacts could be partially offset by increases in reuse of waste materials on site where opportunities arise (for example reusing rubble as engineering fill etc. as construction and demolition waste accounts for around half of all waste in Derbyshire). Further, the provision of appropriate waste and recycling storage (including in new homes could also ensure that long term trends for reducing municipal waste are supported. The provision of new homes at the rate set out in the Plan would have a more significant impact compared to historic (business as usual) rates. Overall growth at this level could have a moderate negative impact against objectives to minimise waste and uncertain impact on objectives to increase recycling
to promote sustainable forms of construction and sustainable use of natural resources	Negative Impact of uncertain magnitude	The promotion of sustainable construction and use of resources will be driven by national policy and building regulation changes and to a limited extent by topic based policies included in the local plan ¹⁵ to deliver design excellence. However irrespective of housing numbers, national policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past. However, the significant increase in housing delivery will increase resource use overall. Although the extent of any additional resource use is uncertain impacts are likely to be negative .
to reduce water, light, air and noise pollution	Moderate Negative Impact	Housing growth outlined within the Councils Preferred Option would most likely exacerbate water, light, noise and air pollution. Increased development is likely to have a negative impact on levels of noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be at least partially dependent on the scale, nature and location of schemes. Impacts are likely to be negative and of moderate magnitude. Although impacts could be largely mitigated by the inclusion of appropriate topic based policies in the Plan including: <ul style="list-style-type: none"> - SUDS provision to ensure water is 'treated' prior to entering surface or ground waters - A sequential approach to development locating development outside of sensitive locations such as air quality management areas or outside of watercourses where unacceptable levels of pollution are identified (the River Mease SAC)

¹⁵ Subject to the outcome of the Housing Standards Review published by DCLG in August 2013.

		<ul style="list-style-type: none"> - Locating new housing development away from unneighbourly uses <p>Subject to appropriate mitigation residual impacts from proposed growth are likely to be of minor significance.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate to Major Negative Impact	<p>Growth levels based on this option would lead to the loss of notable areas of additional greenfield land amounting to in excess 300 hectares over the Plan Period (based on the assumed density of 30 dwellings per hectare and discounting any losses that have already occurred on sites with planning permission). Losses would be of moderate to major significance. Targeting growth toward previously developed sites could help ensure that greenfield losses are minimised although given the lack of brownfield strategic sites capable of accommodating housing growth such a policy will make an important but limited contribution towards reducing greenfield losses. Residual impacts are likely to remain negative and of moderate to major significance.</p>
to reduce and manage flood risk and surface water run-off	Minor negative Impact	<p>There is sufficient land supply within the District to allow housing sites to be located outside of areas of current or future flood risk. Exceptionally, sites could be located in areas at flood risk that have adequate flood defences or flood risks can be appropriately mitigated and where development could generate other benefits that outweigh flood risk. Impacts are likely to be negative and of minor significance.</p> <p>Increasingly flood risk is often associated with surface water management rather than river flooding. The inclusion of an appropriate policy to deliver SuDS and manage flood risk will help ensure that no negative effects will arise as a result of proposed development through the Plan. In addition such a policy could also reduce flood risk elsewhere where new windfall developments come forward. The inclusion of an appropriate flood risk policy could ensure that no residual effects remain, and could in some circumstances deliver minor positive effects.</p>
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to moderate Negative Impact	<p>An increase in new homes in the district by over a third will inevitably lead to an increase in the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes. New housing could also provide opportunities to improve green infrastructure, help manage flood risk and reduce surface water runoff. Overall the scale of impacts of new home building is considered negative and of minor to moderate significance (as whilst the increase in new homes is significant in local terms clearly it is not significant given the global nature of climate change impacts). Plan effects could be partially mitigated by:</p> <ul style="list-style-type: none"> - Adopting a sequential approach to locating new homes (i.e. promoting development sites in areas close to existing services and well served by public transport ahead of sites in less sustainable locations'). - Promoting sustainable travel choice and alternative travel options - Ensuring homes are designed to be energy efficient and make best use of resource - Reduce flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout. - Ensure the provision of appropriate open space and green infrastructure <p>Following mitigation residual impacts are likely to be negative and of minor significance.</p>
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	<p>The development of new homes at the scale proposed could have a negative effect on the cultural, architectural or archaeological resources of the district. However the potential for impacts will be largely determined by the detailed design and siting of development rather than the quantity proposed. Impacts are therefore uncertain. Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of large scale development and growth on cultural and heritage assets.</p>
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	<p>The development of new homes could have a detrimental impact in respect of cultural heritage. However it could also provide opportunity to safeguard and improve access to assets. Impacts are likely to be determined by the exact locations of development and the way in which sites are built out. The inclusion of an appropriate heritage policy could provide for the protection of sites and could also support the integration of cultural heritage assets into housing development and improve public access to features.</p>

Landscape		
to conserve and enhance the District's landscape and townscape character.	<p>Minor to Major Negative short term Landscape impact</p> <p>Minor to Moderate Long term landscape impact</p> <p>Uncertain Townscape Impact.</p>	<p>New housing development on the scale proposed within the Plan would give rise to negative impacts on landscape and townscape in some areas by virtue of the scale of the development and the inevitable requirement for new development on greenfield sites. However impacts are likely to be most significant during the construction and early occupation of sites when appropriate mitigation (mounding, strategic tree planting, habitat creation etc.) has not been fully delivered or had opportunity to mature. Where such measures are secured it is likely that effect would lessen over time. Initially it is likely that impacts will be negative and of various significance (depending on local landscape sensitivity). However, in the longer term habitat retention and creation and site completion could reduce the likely impact of development and in many cases could reduce effects.</p> <p>In respect of townscape most new housing development is likely to be as greenfield urban extensions. However townscape improvements could be secured through the reuse of a number of previously developed sites in the District. Where opportunities arise benefits could be significant although it is unclear whether existing previously developed sites will be suitable for housing developments. Impacts are uncertain.</p>

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team at South Derbyshire District Council. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. Key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), census data, mid-year population estimates, the HMA wide Housing Requirement Study (as updated), the councils GIS constraints mapping, landscape sensitivity data and historic consultation responses in respect of the identified options on on-going consultation with infrastructure providers and other governance agencies and utility companies.
- ii The key technical difficulty encountered in undertaking the appraisal of housing number options related to the lack of detail about the location of potential sites. This is because it is considered that whilst the scale of new housing proposed could in some circumstances have a clear impact against some SA objectives, in some cases impacts would be more dependent on locational choices. For example where new homes are located, their proximity to sensitive locations and their detailed design. Such uncertainties have been identified in the above tables where they occur. Another technical difficulty related to a lack of full understanding of potential effects of growth on some types of infrastructure. For example the effects of development (at any scale) on local education and transport infrastructure are not fully identified. Work to identify the likely effects of growth on such infrastructure is on-going but again effects are as likely to come as much from the location and phasing of development as well as the overall quantity of growth. Further evidence is therefore being collected to help inform the likely effects of this scale of growth and the Authority is working with relevant Authorities to identify the infrastructure required to support growth in South Derbyshire.
- iii The final difficulty encountered relates to the evidence which underpins the various housing options identified. Depending on the methodology used to calculate housing need, identified requirements could vary significantly. The Council has sought to address this issue through

identifying and appraising a range of options and commissioning consultant expert demographers to outline the most appropriate housing requirement to meet HMA wide need which is based on the most up to date data available.

Potential Mitigation Measures Identified During the Review

iv

Mitigation measures could include:

- Locating new strategic housing developments away from sites of Special Scientific Interest (SSSIs) and the River Mease Special Area of Conservation (SAC)
- Further investigation, through the planning process or this appraisal, on the characteristics of potential housing sites to inform the design and layout of sites identified for growth
- The use of design briefs or the inclusion of thematic policies in the Local Plan to increase quality of SuDS and to minimise noise and light pollution from new development.
- The inclusion of a Local Plan Policy that requires that new developments are brought forward alongside green infrastructure and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and how these can be remedied and where appropriate setting out specific infrastructure requirements associated with development sites or broad areas
- The inclusion of an infrastructure delivery policy and specific community infrastructure requirements to ensure that growth is compelled to deliver necessary infrastructure in a timely fashion.
- The appropriate phasing of housing sites to help reduce potential impacts on existing infrastructure and facilities.
- Inclusion of a design policy in the Plan which supports the provision of space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
- Detailed policy wording or inclusion of a thematic policy to ensure efficient use of land in urban and rural locations and to prioritise brownfield land ahead of greenfield sites could ensure losses of previously undeveloped land are minimised.
- Continued assessment of plan impacts on cultural heritage assets could ensure preferred development sites are identified that have the least impact on areas of archaeological, architectural and cultural significance. The inclusion of a specific policy safeguarding heritage and cultural heritage assets and where appropriate making assets publicly accessible could be included as a thematic policy in the Plan.
- Steering new development away from areas of sensitive or vulnerable landscapes or townscape character through continuing assessment of site performance through the plan and including appropriate policies to reduce the landscape effects of new development.

6.3: ISSUE 2: EMPLOYMENT GROWTH OPTION IN THE DERBY HOUSING MARKET AREA (HMA) PREFERRED OPTION

Table 6.2: Below Trend (employment) Growth.		
Sustainability Objective	Impacts	Likely Impacts of Preferred Options
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Short Term Minor or moderate Negative Impact</p> <p>Short to Medium Long Term Positive Biodiversity Impact</p>	<p>Impacts are uncertain as the degree and direction of impact is most likely to be related to the ecological and geodiversity value of the sites selected and how new sites are designed and constructed.</p> <p>Based on the limited number of employment sites identified through the Council's Strategic Employment Land Availability Assessment sites could be located on a mix of greenfield and/or previously developed land. However, a number of sites included in the SELAA are existing employment sites with remaining capacity as such the continued use of these site for employment is likely to have only very limited impacts. Elsewhere, new employment land could have a negative impact of minor or moderate significance. No sites included in the SELAA would affect a statutory wildlife designation such as a SSSIs or SACs.</p> <p>Temporary impacts from construction could be offset in the longer term by new largescale habitat creation, which could deliver biodiversity gain. Impacts could therefore be positive in the longer term. The requirement for the delivery of biodiversity gain is a goal of the National Planning Policy Framework (NPPF para 109) and given the likely characteristics of existing sites mitigation should be deliverable through the appropriate design of new employment sites. Further development on existing or proposed employment sites may offer opportunity to address biodiversity targets included in the National Forest Strategy and local Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure provision.</p>
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. No impacts identified.
to improve the health and well-being of the population	Minor Positive Impact	The provision of new employment opportunities could make a limited contribution towards the wellbeing of residents within South Derbyshire and potentially Derby City by expanding employment opportunities locally and making a greater range of jobs accessible. However, evidence for this is anecdotal only. New development could also offer opportunities to bring forward new informal open space such as strategic planting, public rights of way and cycle routes to support proposed development. Impacts are likely positive and of minor significance.
to improve community safety and reduce crime and fear of crime	Uncertain	New strategic employment land provision, could help deliver developer contributions for improvements to road infrastructure and support the delivery of new off road walking and cycling routes proposed in the County Council Greenways Strategy. However proposed growth levels could have a broader detrimental impact on infrastructure where it overwhelms existing capacity. The direction and scale of impact is likely to be significantly affected by how developments are built out and where they are located and whether they contribute towards tackling crime and antisocial behaviour or safety issues. Impacts are uncertain .

to improve educational achievement and improve the District's skills base	Indirect Minor Positive Impact	The provision of new employment land (even at rates below historic delivery rates) is likely to bring more employers into the HMA and District who in many cases are likely to offer new and existing staff training to enable them to work effectively in their role. The provision of new employment land could therefore indirectly support objectives to improve skills in the local workforce and could have a minor positive (albeit uncertain) effect against this objective.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor or Moderate Positive Impact	The provision of below trend levels of employment land could reduce the rate at which new jobs are created in the District at least in traditional 'B' Class uses compared to historic trends. However any level of growth would increase the overall number of job opportunities in the District and at rates that would fully meet employment land requirements identified in the Employment land review. Impacts are positive and of minor or moderate significance. Locating new employment close to areas of deprivation or in areas with high levels of unemployment could enhance the performance of this option,
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Permanent Positive Impact	The provision of new employment is likely to increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District. In addition the delivery of new employment development on strategic sites would need to be supported by travel plans which support enhanced public transport provision, the creation of new walking and cycling routes and other related infrastructure. Impacts are considered positive , and of minor to moderate significance. (However the full magnitude of impacts is uncertain and is likely to be partly based on the proposed location of future sites and their relationship to and accessibility to existing and new communities). Impacts could be enhanced by locating development in locations which are well served, or could be well served by public transport ahead of locations which are relatively inaccessible. Policy could also seek to ensure that new development delivers improvements to accessibility locally through the adoption of green travel plans, and where appropriate through developer contributions to public transport, or walking and cycling routes and for cycle storage etc. on site.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	According to 2001 census data around 40% of people who live in South Derbyshire also work in the District, with 60% commuting elsewhere to work. It is unclear whether the provision of reduced levels of new employment land within the District will significantly influence commuting patterns. The inclusion of a policy to secure new employment land provision in areas well served by public transport and close to other services and accessible by a choice of transport modes could help ensure opportunities for non-car travel are secured.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Long term Moderate Positive Impact	Based on proposed housing requirements the number of new jobs likely to be created over the Plan period within the HMA is of the order of 21,000 full time equivalent (See GL Hearn Derby HMA Employment Land Review: Forecasts Update, March 2013). This level of growth could add £63m to the district economy each year and add 800-1100 working age people to the local labour market each year. The increased size of the local working age population will in turn create a need for around 279ha of additional employment land over the plan period across the whole HMA. Overall therefore this option could have a moderate positive impact as it will continue to support the continued economic growth of the District and will provide certainty and continuity over the whole of the Plan period to new and expanding businesses in the District. It is likely that the performance of the preferred option could be enhanced by policies to facilitate the expansion of existing businesses and the protection of existing employment sites, and to support the expansion of and retention of retail, leisure and tourism, and other service sector jobs which may not be located on traditional B class industrial or commercial estates.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Long term Moderate Positive Impact	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and where appropriate rural locations and help create new employment opportunities especially where growth is in combination with areas of housing growth or in or near deprived communities. Impacts would be positive , of potentially moderate significance. Positive impacts could be improved further where an appropriate policy is included in the plan to safeguard existing employment sites including on sites in rural locations, by making provision for the extension of existing businesses and by promoting rural diversification and tourism development.
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development could have an uncertain impact on town and village centres and would be dependent on the type of commercial developments planned for. For example allowing large scale employment uses which have an ancillary retail element could undermine the viability of nearby retail facilities. Conversely locating new employment close to existing town or village centres could support existing shops and services by increasing local demand for services
to improve the quality of new development and the existing built	Positive Impact of uncertain	This option could have a positive effect against objectives to improve the public realm although the full extent of any potential contribution is uncertain and would be largely dependent on the location of new development and how that development is implemented. .

environment	magnitude	The inclusion of appropriate policies in the plan regarding the following could help ensure that positive effect are realised. : <ul style="list-style-type: none"> - A general design excellence policy - Energy efficiency policy to reduce energy use in new commercial building - SuDS policy to ensure flood risk is not increased as a result of development - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Negative Short-term Impact Long Term No overall Impact	Below trend based growth would lead to less waste being produced in the District compared to the trend based growth if this were to continue. This option would nonetheless lead to higher levels of waste generation over the plan period. . However wider government policy and legislation to reduce waste and encouraged the reuse of materials on site could help to ensure that waste generated during construction and site operation is minimised. Given the below trend growth proposed (which will see some absolute growth) impacts have been assessed as negative , and of minor significance. In the long term wider government waste policy could lead to reductions in waste volumes towards the end of the Plan period, which will offset new growth proposed. Impacts could be partially mitigated through the inclusion of a Local Plan policy to ensure new economic development is accompanied by adequate storage space for storing/ waste and recycle. Encouraging the reuse of waste materials on site where possible could also enhance Plan performance.
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have no overall effect in respect of building design and construction.
to reduce water, light, air and noise pollution	Short term Minor to Moderate Negative Impact Long term Minor Negative Impact	Employment growth outlined within the Councils Preferred Option could exacerbate water, light, noise and air pollution. In particular development could have a negative impact on levels of pollution, and noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be largely dependent on the detail, nature and location of employment schemes which come forward. Impacts are likely to be negative and of minor to moderate significance. Impacts are expected to be most significant during the construction phase of development. Impacts could be partially given existing safeguards on place concerning pollution. Effects could be partially mitigated by the inclusion of appropriate topic based policies in the Plan including: <ul style="list-style-type: none"> - SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters - A sequential approach to development locating development away from sensitive locations such as air quality management areas (AQMA) or outside of watercourses where unacceptable levels of pollution are identified such as the River Mease SAC) - Locating uneighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed. Subject to appropriate mitigation negative impacts would be of minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Permanent Negative Impact	Growth levels based on this option would lead to the loss of some greenfield land (although losses would be restrained by the fact that many of the sites included in the Plan are existing commitments (i.e. existing employment sites). Nonetheless some losses could occur within the Plan period although at worst losses would around 70ha and are likely to be significantly lower depending on the location of sites selected and their phasing.. Impacts are negative and of minor to moderate significance. .
to reduce and manage flood risk and surface water run-off	No Overall Effect	It is likely that new employment sites will be located in areas not at flood risk. No overall effect identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's	Minor Negative Impact	An increase in new businesses will inevitably lead to an increase the production of GHGs in absolute terms although this could be offset by measures to be taken forward nationally (and within the district) to reduce climate change gas emissions However new employment could provide opportunity for the districts residents to work closer to where they live as well as

contribution towards the causes		<p>provide opportunities to improve green infrastructure, help manage flood risk and reduce surface water runoff. Overall the scale of impacts of new employment development is considered uncertain. Plan effects could be partially mitigated by:</p> <ul style="list-style-type: none"> - Ensuring employment sites are well located to existing homes or proposed strategic housing sites. - Promoting sustainable travel choice and alternative travel options - Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout. - Ensuring the provision of appropriate open space and green infrastructure - Including appropriately worded policies to support on site renewable or low carbon energy generation within the Plan. <p>Overall effects are likely to be negative and of minor significance. Following mitigation residual impacts are likely to be reduced.</p>
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The development of new employment could have a negative effect on the cultural, architectural or archaeological resources of the district. However the potential for impacts will be largely determined by the detailed design and siting of development rather than the quantity proposed. Impacts are therefore uncertain . Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of large scale development and growth on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new commercial and industrial development could have a detrimental impact in respect of cultural heritage. However it could also provide opportunity to safeguard and improve access to assets. Impacts are likely to be determined by the exact locations of development and the way in which sites are built out. Impacts are uncertain . The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
Landscape		
to conserve and enhance the District's landscape and townscape character.	<p>Uncertain Negative Landscape Impacts</p> <p>Uncertain Townscape effects</p>	<p>New employment and commercial development proposed within this option is likely to give rise to negative impacts on the landscape by virtue of the strategic scale of development and the likely requirement for new development on greenfield sites on the edge of existing settlements or business parks. However impacts are likely to be most significant during the construction and early occupation of sites and would be at least partially dependent on the sensitivity of the local landscape and its capacity to accommodate development. Where appropriate mitigation (mounding, strategic tree planting etc.) is secured as part of a development scheme it is likely that effects would lessen over time as planting matures. However. Initial impacts are identified as negative and of uncertain significance, although with appropriate mitigation residual long-term impacts could be reduced</p> <p>In respect of townscape most employment development is likely to be as greenfield urban extensions or within existing commercial/business parks. However, where sites are available in existing settlements, townscape improvements could be secured through the inclusion of appropriate regeneration or design excellence policies in the Plan. Impacts are uncertain although could be positive where sites are derelict or underused.</p>

How the Assessment was Undertaken and the Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are generally based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data, which informed the assessment, included the Council's Annual Monitoring Reports, the Strategic Employment Land Availability Assessment (SELAA), census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), the councils GIS constraints mapping and other appropriate evidence including landscape data as well as historic consultation responses in respect of the identified options.

- ii The key technical difficulty encountered in undertaking the appraisal of employment land options related to the lack of detail about the design and detailed layout of potential sites. This is because it is considered that whilst the scale of development proposed could in some circumstances have a clear impact against some SA objectives, in many cases impacts would be more dependent on how any scheme is designed and implemented. Such uncertainties have been identified in the above tables where they occur. Another technical difficulty related to a lack of full understanding of potential effects of growth on some types of infrastructure. For example the effects of development (at any scale) on transport, sewerage or energy infrastructure are not fully understood. Work to identify the likely effects of growth on such infrastructure is on-going with relevant infrastructure providers but again effects are as likely to come as much from the location and phasing of development as well as the overall quantity of growth. Further evidence will continue to be collected to help the Authority understand the precise impact of growth.
- iii The final difficulty encountered relates to the evidence which underpins the various employment land options identified. Depending on the methodology used to calculate need actual requirements could vary significantly. The Council has sought to address this issue through identifying and appraising a range of options and commissioning expert demographers/forecasters to outline the most appropriate requirement to meet HMA wide need.

Potential Mitigation Measures Identified During the Review

- iv Mitigation measures could include:
 - Further assessment of specific sites for employment development through the SA process (see Appendix 6).
 - Adopting a sequential approach to allocating employment land, avoiding those which appear to have value in terms of species, habitat or broader GI provision.
 - The inclusion of a specific policy dealing with biodiversity and GI to reduce impacts by specifying appropriate habitat creation, tree planting and other screening and SUDS provision on site.
 - target new employment provision to areas which perform poorly in deprivation terms (see area profiles), promote developments which meet local needs including, where possible, setting aside land for micro and small business units and widen the employment base could help reduce economic deprivation.
 - Identifying strategic sites in locations known to be attractive to business investors in order to secure economic growth and employment benefits for the district could help ensure demand for the sites identified for employment uses
 - Inclusion of a plan policy to resist losses of employment land across the District, where evidence indicates that loss of employment could have a negative impact on the wider community.
 - Inclusion of a plan policy to secure new employment land provision in areas well served by public transport and close to other services and accessible by a choice of transport modes
 - Mitigation to reduce waste generation and the disposal of waste through the inclusion of appropriate policies in the Plan
 - A comprehensive suite of criteria-based policies to ensure mitigation of impacts in respect of water, air, noise and light where applicable. This could include policies to minimise lighting, secure the use of SUDS, locate new development away from sensitive receptors in terms of noise, air quality and odour etc.

- Continued assessment work through the LDF could ensure preferred development sites were identified that had the least impact on areas of archaeological, architectural and cultural significance. It could also seek to steer new development away from areas of sensitive or vulnerable landscapes or townscape.
- An appropriate windfall policy could help ensure that new commercial development contributes to the regeneration of brownfield sites and the wider area where relevant.

6.4 ISSUE 3: HOUSING DISTRIBUTION OPTIONS PREFERRED OPTION

Table 6.3: Concentrate Most Development In and Adjoining Derby City		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short Term Minor to Moderate (Temporary) Negative Impact Medium to Long Term Minor to Moderate Positive Impact	Under this option most residential development to be identified in the HMA will be located within or on the edge of the City within the Plan period. Within South Derbyshire this means that around 6,600 new homes will be located on greenfield sites on the edge of Derby by 2028 with the remaining need being met in other locations in South Derbyshire including around the Swadlincote Area, around Burton on Trent (the consented Drakelow site) and Key Villages (see Issues 5, 8 and 9). There is potential for impacts on protected species across all sites as well as impacts on non-statutory regionally important geology sites on some sites on the southern edge of Derby. No housing sites would affect biodiversity sites afforded statutory protection in the DUA, although some housing developments could affect local wildlife sites which are protected by non-statutory designations. Due to the scale of growth proposed within this option short term impacts during construction from proposed growth would be negative and of minor to moderate significance arising from the loss of predominantly agricultural land and impact on protected species or habitats. However temporary impacts from construction could be offset in the longer term by new habitat creation and management. Impacts could be of minor to moderate and positive in the longer term depending on the extent to which biodiversity gain is delivered on site.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Major Positive Impact	The delivery of 742 homes across the District including largescale development in the DUA would meet the identified need of the District and contribute towards the aggregate need of the Wider HMA. Overall housing delivery would represent a significant uplift in provision compared to recent delivery levels (in South Derbyshire) and could offer opportunity to deliver market and affordable housing across the District. Impacts would be positive and of major significance.

		Impacts could be further enhanced through inclusion of appropriate policies in the Local Plan to ensure that strategic and windfall housing sites make appropriate contributions towards the delivery of affordable and low cost housing.
to improve the health and well-being of the population	Moderate Positive Short to Medium term Impact Major Positive Long term Impact	The provision of new housing would lead to increased affordable and low cost housing provision close to existing communities as a result of an increase in the delivery of market housing. Based on identified delivery rates the backlog and emerging requirements for affordable homes will be fully met over the plan period within South Derbyshire. Impacts would therefore be positive and of moderate significance in the short to medium term with benefits increasing over time. New development could also provide potential for the improvement of healthcare facilities, the provision open space and of formal and informal leisure opportunities in near urban locations based on an assessment of need and recent updates to the District Council's Playing Pitch Strategy and Facilities Mapping Model.
to improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	Contributions from strategic housing developments could help deliver infrastructure improvements on the southern edge of City, Swadlincote and in rural areas where there are identified highways capacity issues and or opportunities to regenerate sites subject to vandalism and antisocial behaviour. However care would need to be taken to ensure that development does not exacerbate road safety on existing highways due to increases in car usage or fail to tackle areas affected by crime or antisocial behaviour. Overall impacts are considered positive , and of minor or potentially moderate significance.
to improve educational achievement and improve the District's skills base	Uncertain	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development including housing delivery in the City. However evidence indicates that many schools attended by South Derbyshire pupils within the District or Derby City are at, or close to, capacity and will be unable to fully meet the requirements of new development without additional capacity being provided. At the same time however, new development could provide opportunities to deliver new, or expand existing facilities although it is unclear in some locations whether existing schools would be able or willing to expand to meet the need for additional pupil numbers. As such impacts are considered uncertain .
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	New development focused on the edge of Derby could generate significant quantities of affordable homes accessible to communities within or immediately around the edge of Derby City which could help to meet affordable housing need in these locations. Impacts are positive and of moderate significance. In addition subject to new housing development being located close to existing or new employment development growth targeted on the DUA (and supported by growth elsewhere outside of the DUA) could help increase locally available jobs for existing and new communities.
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and	Moderate Major Positive Impact	New development would allow residents access to existing social, community facilities, employment and retail services in Derby City, Burton, Swadlincote and key villages via existing transport options including public transport services. However given the scale of likely development growth could place additional strain on some existing services, particularly in combination with other development planned in Derby and Burton. However growth will provide developer contributions to ensure that new infrastructure is bought forward to meet future needs and could help support local infrastructure to the benefit of existing and future residents. Overall impacts are considered positive and of moderate to major significance.

promote healthy and sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	<p>Locating growth within or on the edge of Derby and elsewhere in the District could allow developments to make use of existing infrastructure where capacity remains to serve growth. However in respect of the Derby urban area there are known infrastructure issues in respect schools capacity, sewerage and highways capacity. Work is on-going with local transport authorities, Local Education Authorities and Schools and water companies to define the need and phasing of new infrastructure necessary to accommodate proposed growth.</p> <p>In all locations around the City public transport provision is very good (compared to elsewhere in South Derbyshire – with perhaps the exception of Swadlincote) and new development could help support existing public transport services or even create the demand for additional provision. Overall this option is likely to perform well against this objective, particularly in respect of increasing opportunities for public transport use. Impacts are considered generally positive and of moderate significance</p> <p>The preparation of an Infrastructure Delivery Plan specifying necessary infrastructure provision to support growth could provide certainty over timescales for delivery and funding mechanisms to pay for infrastructure improvements.</p>
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact Long Term	<p>The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local construction industry. The development of around 19,000 homes within and around Derby City together with new development outside of the DUA at consistent delivery rates would make a significant contribution towards the local construction industry and associated industries and could help safeguard existing employment sites by alleviating pressure to release commercial sites for housing. Growth would also justify the provision of further employment land within the DUA. Overall impacts are would be positive and of moderate significance when growth is taken together with growth elsewhere in the HMA. Benefits would be sustained for the life of the Plan.</p>
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Indirect Minor to Moderate Positive Impact	<p>The increase in housing would ensure the delivery of around 6,600 homes on the edge of the City over the Plan period (12,618 homes would be delivered across South Derbyshire as a whole). This would create a need for around 279ha of additional employment land over the plan period across the HMA in order to accommodate an additional 21,000 full time equivalent workers. Population growth and housing provision would therefore indirectly support the continuing growth of the local economy. In addition it is likely that population growth would support existing retailers and service providers within Derby City. Impacts are identified as minor to moderate significance and positive.</p>
to enhance the vitality and viability of existing town and village centres	Minor to Moderate Positive Impact	<p>It is unclear whether growth on the edge of Derby would have a major effect on centres at Mickleover, Littleover, and Chellaston which have limited capacity for growth and low vacancy rates. However growth at Sinfin could be beneficial in tackling high vacancy rates in the centre (which is 20% according to the Derby City Area Profile for this ward) whilst growth at Boulton Moor, Chellaston Fields, Wragley Way, Highfields Farm, New House Farm and Hackwood Farm will support the new retail facilities on site. Development in Swadlincote and in key villages in the district could also support existings shops and services locally. Overall therefore, impacts are considered positive and of minor to moderate significance with beneficial effects most likely in Sinfin and Boulton and Swadlincote.</p>
to improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	<p>Growth is based on an objective assessment of overall need and the provision of around 6,600 homes in the DUA in South Derbyshire is to augment the maximum number of homes which can be delivered in the city within the Plan period as well as meet some of South Derbyshire's need. Therefore greenfield growth is in addition to regeneration in the City. Growth outside of the DUA could also support regeneration elsewhere in the District including on brownfield sites in Swadlincote</p>

		and adjacent to Burton on Trent. New housing provision in South Derbyshire will be required to conform to a proposed design excellence policy to be included in the Plan. New development will therefore be higher quality than historic schemes which have not been supported by a similar policy in the Adopted Local Plan. Impacts would be positive , of minor or potentially moderate significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future residents, the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste. Plan performance could be enhanced by the inclusion of appropriate site remediation, waste or design policies in the plan
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have no overall effect in respect of building design and construction.
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution on the urban edge of the City, Swadlincote, Burton on Trent and Key villages. It is likely the significance of these can be largely controlled through the detailed design and location of new development through the Local Plan. Of particular note around the DUA is the potential for new transport related air quality impacts on Air Quality Management Areas (AQMAs) on the inner and outer ring road. Away from the DUA sites are less likely to significantly affect air quality but could affect along with DUA sites in respect of water quality. The inclusion of relevant policies to ensure SuDS provision, to control lighting design and reducing the need to travel could reduce the scale of likely impacts. Overall impacts could be negative and of minor to moderate significance. Subject to appropriate mitigation residual impacts from proposed growth are likely to be negative and of minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Major permanent Negative Impact	Growth levels based on this option would lead to the loss of notable areas of greenfield land on the edge of the City amounting to in excess of 140 hectares of land in South Derbyshire over the Plan Period (based on the assumed density of 30 dwelling per hectare) together with a further 130ha away from the DUA. The generally urban nature of most development would potentially allow greater density development, although the lack of brownfield sites generally would mean that most new homes in the DUA and Swadlincote would be greenfield. Impacts associated with this option could partially mitigated through ensuring that sufficient growth is pushed towards Swadlincote and key villages (and allocating brownfield sites for new development where such sites arise in these locations). Subject to these measures being pursued through the plan preparation process residual impacts are likely to be negative and of moderate to major significance.
to reduce and manage flood risk and surface water run-off	Minor Negative Effect	There are few sites at fluvial flood risk on the edge of Derby or in proposed growth locations around Swadlincote and Burton other than an area of Boulton Moor Phase 2, Hilton Depot and Hatton. However many sites are also at limited risk from pluvial and sewer flooding although these are small scale and impacts could be dealt with through appropriate infrastructure improvements and careful design of sites. Based on the available evidence this spatial development option should not

		significantly increase flood risk but could allow some development to take place on some sites at flood risk. Overall it is expected that this option is likely to have a minor negative impact. The inclusion of an appropriate SuDS and/or flood risk policy could ensure that new development does not increase flood risk on site or elsewhere as a result of new development.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to Moderate Negative Impact	New development close to existing urban areas could reduce the need for new residents to travel long distances to access employment and local services compared to development elsewhere in South Derbyshire as homes would be adjacent or well related to the principal settlement within the Housing Market Area, Swadlincote or Burton. Whilst the development of new homes would, on aggregate have a negative impact against this objective of minor to moderate significance, new development would perform better than existing housing stock in respect of energy and water consumption. Further the effects of this option could be partially offset by: <ul style="list-style-type: none"> - Promoting sustainable travel choice and alternative travel options - Ensuring homes are designed to be energy efficient and make best use of resources - Reducing flood risk and the contribution of new development towards flood risk through careful design and inclusion of SuDS - Ensure the provision of appropriate open space and green infrastructure to provide space for flooding, urban cooling and tree planting. Following mitigation residual impacts are likely to be negative and or minor significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Significant levels of development around Derby have the potential to affect Radbourne Hall (Mickleover), Swarkestone Lowes (Sinfin and Chellaston) and Elvaston Castle Park and Garden (Boulton). Similarly development in some rural villages could also affect heritage areas. However impacts will depend on the scale, nature and detailed layout of development proposals. Further consideration of potential effects on a site basis is set out in Appendix 5. Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	New development on the edge of Derby could impact the setting of important listed buildings, conservation areas or historic parks and gardens. Conversely, new development helps improve access to the Trent & Mersey canal or provide funding to support the reinstatement of the Derby and Sandiacre Canal. Development around Boulton could improve access to Elvaston Castle Park and Garden whilst development around Mickleover could connect to existing footpaths and cycle routes and Radbourne Hall beyond. Development across the whole DJA could also be relatively accessible to heritage assets in the City. Development in Swadlincote could support the safeguarding of the TG Green site within the Swadlincote and Woodville Regeneration Area. Impacts are considered uncertain and would be dependent on the exact location of development and whether schemes offer any benefits for improving community access to local heritage features.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Short term Minor to Major Negative Landscape Impact	New housing development proposed within this option would give rise to negative impacts on landscape by virtue of the amount of new development proposed across the DUA and elsewhere in the District and the potential for incombination effects of large scale growth on the urban edge. Within the DUA development will in all cases take place on the greenfield agricultural sites whilst elsewhere (Swadlincote, the villages) they may be more potential for growth within existing settlements. The retention of landscape elements such as field trees, hedgerows and local landform could help integrate development into the local landscape. Impacts are likely to be most significant during the construction and early occupation of sites, but where appropriate mitigation (mounding, strategic tree planting etc.) is secured it is likely that effects would lessen over time as planting matures. Initial impacts are identified as negative and of unknown magnitude , although with appropriate site selection and mitigation residual impacts could be reduced.
	Long term reduced Landscape Impacts	In respect of townscape all new housing developments in the city will be as urban extensions to existing communities or extensions that form cross boundary sites. The inclusion of appropriate policies in the Plan to coordinate growth with schemes planned in the City together with the inclusion of an appropriate design policy which requires new development to reflect local character could help ensure that development improves rather than detracts from existing urban areas adjacent to proposed sites although effects are uncertain . Elsewhere the inclusion of appropriate regeneration policies could help ensure that new development is prioritised to sites within existing settlements ahead of greenfield land releases.
	Uncertain Townscape Impact	

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), census data, mid-year population estimates, the HMA wide Housing Requirement Study, the HMA wide Strategic Housing Market Assessment, the councils GIS constraints mapping, the HMA wide Water Cycle Study, South Derbyshire Strategic Flood Risk Assessment, and Derbyshire Landscape Character Assessment and historic consultation responses in respect of the identified options.
- ii The key technical difficulty encountered in undertaking the appraisal, similar to the housing number appraisal (see Issue 1) is the lack of detail about the specific design and implementation of sites. This uncertainty is significant as the actual effects of the council's preferred option could in many cases vary depending according to these factors. Such uncertainties have been identified in the above tables where they occur.
- iii Another technical difficulty is the lack of a full understanding of the potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Work to fully identify the likely effects of growth

on such infrastructure is on-going but again effects are as likely to come as much from the location and phasing of development and how it interacts or acts in combination with other nearby development either within the District or in other Authority areas such as Derby City or Amber Valley. Further evidence is therefore required to help the Authority fully understand the initial impact of the development – although it should be recognised that this would be the case irrespective of the options identified.

Potential Mitigation Measures Identified During the Review

iv Mitigation measures could include:

- Detailed policy wording in an appropriate Local Plan Policy could require that new development is bought forward alongside appropriate green infrastructure provision and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- Ensuring that developments respect the ecological value of sites or areas that have value in terms of species, habitat or broader Green Infrastructure provision and requiring that these areas are safeguarded through policies in the Local Plan
- Including an appropriate housing policy to ensure appropriate affordable and other housing needs are met on strategic sites both in the Derby Urban Area and elsewhere in the District.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints. This will help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.
- Include a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes.
- Include appropriate design policy in the Plan which specify requirements for new housing developments to include space for refuse storage, compost bins and community bring sites to reduce waste generated as a result of new housing provision
- Include a policy in the Local Plan to increase the quality of SuDS and to protect the amenity of existing residents and protect future residents from noise, light and other forms of pollution
- Include a specific design policy in the Local Plan to ensure building design is sustainable and appropriate to the wider area and reduces impacts in respect of climate change and flood risk
- The inclusion of policies in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.

6.5 ISSUE 4: HOUSING DELIVERY OPTIONS SINGLE OR MULTIPLE LOCATIONS PREFERRED OPTION

Table 6.4: Option 1: Disperse the locations of major development around multiple locations

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Short Term Temporary Negative Impact Medium to Long Term Minor Positive Impact	There is potential for impacts on protected species as well as impacts on non-statutory wildlife or geology sites on some sites around Derby. No SHLAA sites have been identified that could affect biodiversity sites afforded statutory protection, although some housing development adjacent to the City could affect regionally important geological sites. Due to the scale of growth proposed within this option short term impacts from proposed growth would be negative and of minor to moderate significance arising from the loss of predominantly agricultural land and impact on protected species. However temporary impacts during construction and early occupation could be offset in the longer term by new habitat creation, which could deliver biodiversity gain. Impacts could therefore be potentially positive in the longer term . Development may offer opportunity to address biodiversity targets included Lowland Derbyshire Biodiversity Action Plan, as well as opportunity to connect up and expand existing Green Infrastructure Provision.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Major Long term Positive Impact	Housing delivery irrespective of specific location would contribute to wider HMA and DUA need. Proposed housing delivery rates would represent a significant uplift in housing supply and would deliver market and affordable housing adjacent to Derby City across a number of existing communities. However spreading development across a range of urban edge locations would provide a better spatial spread of market housing and would be more likely to provide homes accessible to people in a location they want to live. Similarly the wide spread delivery of homes across multiple sites would also allow affordable housing provision to be distributed across the edge of the city throughout the Plan period and would allow affordable homes built in South Derbyshire to meet wider HMA need. Impacts are positive, long term (duration of the Plan) and of major significance.
to improve the health and well-being of the population	Moderate Positive Impact	The provision of new housing across a number of communities on the edge of the city could deliver increased affordable and low cost housing provision. The provision of suitable and sufficient affordable housing to meet local needs could have a moderate positive effect on the wellbeing of some members of the local community. New development could also support the provision of new health and leisure facilities in near urban locations accessible to both proposed and existing communities where additional need is identified.

to improve community safety and reduce crime and fear of crime	Minor Positive Impact	Dispersed development patterns could generate contributions to tackle existing highways capacity issues (which affect local road safety) or to fund community facilities, which could help reduce crime and antisocial behaviour where local issues are identified. Impacts are considered positive and of minor significance.
to improve educational achievement and improve the District's skills base	Uncertain	Impacts are likely to be dependent on the scale of new development in each specific location, its phasing and its impact in combination with other development. As such impacts are considered uncertain . Further discussions with the Local Education Authority in Derbyshire County Council and Derby City as well as with local academies will identify a strategic solution to primary and secondary school provision in Derby City, and on the edge of Derby. Dispersed growth could help spread pupil numbers between existing schools where capacity exists or schools are capable of expansion, however more dispersed growth could lead to unsustainable travel patterns where only limited new schools are provided to meet need. Effects are uncertain.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor to Moderate Long term Positive Impact	Dispersed development could provide opportunity for new housing provision across the southern edge of Derby (including areas which have higher than average house prices (such as Mickleover, Littleover and Chellaston). Dispersed growth would therefore increase opportunities for people to access housing in these areas either through social or low cost market housing. Impacts are considered positive , of minor to moderate significance and long term (duration of plan).
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Positive Impact	Development across a range of locations would provide opportunity to support existing public transport provision and retail provision, whilst providing additional funds to support the delivery of new infrastructure and services such as healthcare provision, open spaces etc. where this is needed. The inclusion of an appropriate policy in the Local Plan to support the delivery of strategic housing sites alongside new public transport provision and or new walking and cycling routes together with the requirement for sites to include a Green Travel Plan could increase accessibility of sites.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Positive Impact	Dispersed development would enable growth to utilise headroom in existing infrastructure across the southern edge of Derby City and could support local infrastructure improvements where need is identified. Growth could also support existing public transport services and may support the delivery of new public transport, walking or cycling routes. New development could require strategic or local improvements to the electricity or sewerage networks. However where capacity exists this could be utilised during the early part of the Plan period to ensure a consistent delivery of housing supply whilst infrastructure is programmed and delivered in the later part of the plan period through the asset management plans of the utility companies. In contrast locating all development in a single area could threaten the deliverability of growth should infrastructure delivery prove problematic. Overall this option is considered to have a moderate to major positive impact. The inclusion of a policy in the Local Plan setting out infrastructure needed to support growth could help ensure that it is delivered in a timely fashion.

to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact Long Term	By spreading housing delivery out it is likely that growth could be delivered more consistently and flexibly over the plan period (than if all growth is pushed to a single location). In addition dispersing development could also ensure that existing businesses have access to growing labour markets throughout the City. Overall impacts are positive, long term (duration of the Plan) and of moderate significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	Locating new homes across multiple locations on the edge of Derby could help support new and existing businesses on established industrial sites and in local retail and service centres by strengthening the local labour market across a broad area of the city. Impacts are identified as positive and of minor significance.
to enhance the vitality and viability of existing town and village centres	Minor Moderate Positive Impact	Anecdotal evidence received through consultation indicates that District Centres in Mickleover, Littleover and Chellaston are relatively healthy but not capable of expansion to serve new residents which could exacerbate existing issues including parking and congestion. However, growth around Sinfin and Stenson could support improvements to Sinfin District Centre, whilst growth around Boulton Moor could support the creation of new local centre in Boulton to serve existing, and consented development in the area. Dispersed housing delivery would also support new retail provision on a number of urban extensions in the DUA including at Hackwood Farm, New House Farm, Highfields Farm, Wragley Way, Chellaston Fields and Boulton Moor. Despite some uncertainty over the magnitude of effects overall impacts are expected to be positive and of minor or moderate significance.
to improve the quality of new development and the existing built environment	Minor Moderate Positive Impact	Focusing large-scale development across multiple locations could provide limited opportunity to improve the design of urban extensions across the edge of the City. It could also provide opportunities to improve existing areas through enhanced Green Infrastructure provision and access to additional local facilities. Impacts would be positive and of minor significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	At a local level individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site.
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have no overall effect in respect of building design and construction.
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	Dispersed development over a number of strategic sites could introduce significant long term disturbance to a number of existing communities on the edge of the City. It could also increase general traffic demands and diffuse water pollution across the edge of the city which could affect AQMAs on the inner and outer ring road in the city and water quality in local water courses including the Trent and Derwent (both are failing to meet Water Framework Directive Targets). Overall impacts are considered to be negative and of minor or potentially moderate significance prior to mitigation. Subject to appropriate mitigation such as the inclusion of SuDS, amenity and design policies in the Plan, the residual impacts from proposed growth are likely to be negative and of minor significance.
to minimise the irreversible loss of	Uncertain	It is unclear whether dispersed growth would be more or less land efficient than a nucleated growth option. Both options would lead to notable greenfield land losses although there may be limited potential for the more efficient use of land on

undeveloped (greenfield) land		larger sites, although this uncertain .
to reduce and manage flood risk and surface water run-off	No Overall Effect	There are a limited number of sites at fluvial flood risk on the edge of Derby with the main exception being part of Boulton Moor Phase 2, which has an area of moderate flood risk within its site boundary. There are some areas at risk from pluvial and sewer flooding through this area although these could be dealt with through appropriate infrastructure improvements and careful design of sites. However, based on the available evidence this spatial development option should not increase flood risk overall. Therefore this option is likely to have no significant impact . The inclusion of an appropriate SuDS policy could ensure that new development does not increase flood risk elsewhere.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Uncertain	New development spread around the edge of Derby City would be well related to the urban edge and could support existing public transport provision. Impacts are uncertain and would be dependent on the detailed nature of development schemes and how they are implemented. However the effects of this option could be offset by: <ul style="list-style-type: none"> - Promoting sustainable travel choice and alternative travel options - Ensuring homes are designed to be energy efficient and make best use of resources - Reduce flood risk and the contribution of new development towards flood risk through careful design and inclusion of SuDS - Ensure the provision of appropriate open space and green infrastructure to provide space for flooding, urban cooling and tree planting.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Significant levels of development around Derby have the potential to affect Radbourne Hall and possibly Kedleston Hall (Mickleover), Swarkestone Lowes (Sinfin and Chellaston) and Elvaston Castle Park and Garden (Boulton). However, impacts are likely to be affected by the scale, nature and detailed layout of development proposals. Overall, the effects of this dispersed development are uncertain . The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	New development on the edge of Derby could impact the setting of important listed buildings, conservation areas or historic parks and gardens. Conversely, new development around Sinfin and Chellaston could help improve access to the Trent & Mersey canal or provide funding to support the reinstatement of the Derby and Sandiacre Canal. Development around Boulton could improve access to Elvaston Castle Park and Garden whilst development around Mickleover could connect to existing footpaths and cycle routes to Radbourne Hall and beyond. Impacts are considered uncertain and would be dependent on the exact location of development and whether schemes offer any benefits for improving community access to local heritage features.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Uncertain	New housing development on the scale proposed within the Plan would give rise to negative impacts on landscape and townscape in some areas by virtue of the scale of the development. However, dispersed growth could offer opportunities to improve existing urban edges along the City boundary which in many areas are abrupt and eroded. However, it is likely that by stringing growth out across the edge of the city impacts could be more significant than where growth is targeted to one or perhaps two very large development locations. Impacts have therefore been recorded as uncertain in respect of this issue. It is likely that the inclusion of an appropriate design and landscape policy in the Plan could reduce the significance of likely negative landscape impacts associated with dispersed growth across the City.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), Strategic Housing Market Assessment, Housing Site Summaries, the HMA wide Housing Requirement Study, Derby Urban Area transport modelling the councils GIS constraints mapping, Derbyshire Landscape Character Assessment, Strategic Flood Risk Assessment together with historic consultation responses in respect of the identified options.
- ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design and layout of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects of the council's preferred option could in many cases vary depending on the specific sites selected, their proximity to sensitive locations and their detailed design and implementation. Such uncertainties have been identified in the above tables where they occur.
- iii Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education are not yet fully understood. Work to identify the likely effects of growth on such infrastructure is on-going but again effects are as likely to come as much from the scale of growth, the phasing of development and how it interacts or acts in combination with other nearby development either within the District or in neighbouring Derby City. Further evidence is therefore required to help the Authority fully understand the impact of the development.

Potential Mitigation Measures Identified During the Review

iv Mitigation measures could include:

- The inclusion of a detailed Local Plan Policy could require that new development is brought forward alongside appropriate green infrastructure provision and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- Ensuring that developments respect the ecological value of sites or areas that have value in terms of species, habitat or broader Green Infrastructure provision
- Including an appropriate housing policy to ensure appropriate affordable and other housing needs are met on strategic sites both in the Derby Urban Area and elsewhere in the District.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing capacities and constraints to help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.
- The inclusion of a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes.
- The inclusion of an appropriate design policy in the Plan which specify requirements for new housing developments to include space for refuse storage, compost bins and community bring sites to reduce waste generated as a result of new housing provision.
- The inclusion of a policy in the Local Plan to increase the quality of SuDS and to minimise noise and light pollution.
- The inclusion of a design policy in the Local Plan to ensure building design is sustainable and appropriate to the wider area and impacts in respect of climate change and flood risk are minimised.
- The inclusion of policies in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.

6.6 ISSUE 5: HOUSING DELIVERY OPTIONS IN THE DUA – BROAD LOCATIONS

Table 6.5: Summary of site performances – Derby Urban Area Broad Locations

SA Objective	Summary of Preferred Option Performance	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Moderate Negative Short term Impact Minor to Moderate Positive Long term Impact	Sites at Mickleover, Littleover, Stenson Fields/Wragley Way, Chellaston and Boulton Moor all have potential to affect protected species and/or non-statutory wildlife sites. Sites at Wragley Way and to the west of Chellaston have the potential to affect Sinfin Moor Regionally Important Geological Site. None of the identified sites would affect a statutory wildlife site such as a Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI), although there is a single SSSI within 1km of the Boulton Moor site. Given that site impacts across all locations are restricted to non-statutory sites or protected species overall impacts are considered to be of moderate significance. As more information comes forward about the specific species and habitats across the sites, the Council will need to consider this information and where relevant amend site performances to reflect this data. All strategic sites would need to be accompanied by appropriate ecology surveys prior to planning permissions being consented. Impacts from development are likely to be negative and of moderate significance in the short term . However all sites offer the potential for significant green infrastructure and biodiversity gain. The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and secure the provision of sustainable urban drainage could bring forward longer term benefits. Post mitigation impacts would be positive and of minor to moderate significance.
to provide decent and affordable homes that meet local needs	Major Positive Impact	The strategic nature (large size) of the sites coupled with the potential to deliver both market and affordable housing would make a significant contribution to meeting HMA wide housing need. Accordingly all broad areas would perform positively against this objective and in all cases impacts are considered to be of major significance.
to improve the health and well-being of the population	Minor Moderate Positive Impact	All broad locations perform positively against this objective because all sites are accessible to existing healthcare facilities which are still accommodating new patients and/or are able to expand further. All sites could also provide additional affordable housing. In addition the scale of sites identified in these areas is such that new medical facilities could be accommodated on sites where need, not capable of being met elsewhere is identified. Sites identified within the broad locations could also deliver new open space and informal leisure opportunities. Impacts across the broad areas identified are likely to be positive and of minor or moderate significance. The inclusion of appropriate policies in the Plan will ensure infrastructure improvements and affordable housing requirements are secured could help ensure positive effects are realised across preferred sites.
to improve community safety and reduce crime and fear of crime	Uncertain	It is unclear whether any of the sites could have an impact against this objective and would be dependent on the detailed design of development which includes transport and access arrangements and also the potential to address existing antisocial behaviour issues around a site. It is likely that the inclusion of appropriate policies in the Local Plan are required to <ul style="list-style-type: none"> - ensure that appropriate junction and road improvements are delivered alongside residential development - deliver new off road walking and cycle routes through development - Ensure any design policy reflects the need to 'design out' crime Identified mitigation could enhance the performance of preferred sites identified.
to improve educational	Uncertain	New growth within the DUA could have a significant impact on local schools either alone or in combination with other growth across the broad

achievement and improve the District's skills base		areas identified. Further schools capacity is likely to be required to support planned growth in the DUA and sufficient schools places will need to be provided to meet identified needs. However given the uncertainty in respect of school place provision and given growth could act in combination (both spatially and temporally) with development in the in the City and elsewhere in the District an uncertain impact in respect of this issue has been identified. The Authority will seek to document the additional school places required to support growth and how extensions, and/or new facilities will be funded in its emerging Infrastructure Delivery Plan.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Moderate Positive Impact	All broad development locations could deliver new affordable housing provision thus tackling deprivation related to housing access. Overall impacts are considered to be positive and of minor to moderate significance. Development could also improve access to local retail facilities and community facilities where these are required on site.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Minor to Moderate Positive Impact	Sites in the broad areas identified are generally well served by existing public transport services and in the case of Mickleover, Littleover, Stenson/Sinfin, and Chellaston and would be well related to local centres within the City. Whilst there is presently no local centre in Boulton, this will be built, together with a proposed park and ride as part of the consented planning application for 1058 homes. Sites to the south and east of the City are well related to existing and proposed employment sites within the City, whilst communities to the west are less well related to large employment areas. It is likely that all areas could contribute towards the provision of new education, shopping and retail and sports facilities. Impacts are positive and of minor to moderate significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Negative Impact	Significant infrastructure provision is likely to be required to support growth across all of the broad areas of the DUA. All sites will need to be supported by new schools capacity and sewerage infrastructure. In respect of transport infrastructure it is likely that growth to the west of the A38 would need to be supported by improvements to the road network around a number of key roundabouts on the A38. Recently completed pinch point improvements coupled with programmed strategic improvements later in the Plan period (2021) to the A38 junctions in Derby will enhance capacity to accommodate growth in the Mickleover and Littleover corridors subject to additional localised improvements to support growth. Road capacity to the south of the City at Sinfin, Stenson and Chellaston is similarly constrained although new road provision with the T12 link together with junction improvements could provide capacity to accommodate further growth in this area in tandem with new growth. Sites around Boulton Moor are likely to have greater capacity to accommodate growth due to the recent improvements to the A6 and Raynesway, although new development may still need to be supported by local road and junction improvements. In respect of public transport provision all broad areas are served by existing public transport services. There is a proposed park and ride site to the north of the existing planning permission site at Boulton. Broad areas of Mickleover, Sinfin and Chellaston also have potential to connect to locally important cycle routes. Prior to mitigation the provision of around 7000 homes in the DUA in combination with growth in the City could have a significant negative impact on existing infrastructure. However, it is likely that impacts can be significantly mitigated by additional infrastructure provision and by ensuring that sites connect to, and contribute towards improvements in public transport provision and walking and cycling routes. Residual impacts are uncertain .

to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Major Positive Impact	Development across all broad locations could help support local construction jobs in a range of locations across the city. It could also help support locally based employment throughout the city ensuring that existing businesses have access to growing labour markets. Development in Stenson, Sinfin and Chellaston would be located close to the proposed Global Technology Cluster within Derby City. Development in Boulton would be well related to the recently started Derby Commercial Park, whilst Mickleover is relatively well located to Toyota and located close to Royal Derby Hospital which employs around 11,000 staff Impacts are likely to be positive and of major significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	It is unlikely that the broad location of new homes on the edge of the City would contribute significantly to the diversification of the local economy. However it would grow the local labour market and could support existing industries such as construction etc. Impacts would be positive and of minor significance.
to enhance the vitality and viability of existing town and village centres	Uncertain	The potential performance of individual sites in respect of this sustainability objective is as follows: <ul style="list-style-type: none"> - Mickleover, Littleover and Chellaston District centres have low vacancy rates. Growth could support existing centres but is unlikely to contribute to expansion. - Sinfin District centre has a vacancy rate of c. 20%. Growth in Sinfin could contribute towards improving vacancy rates and the vitality of this centre. - There is no District Centre in Boulton Moor and only limited retail provision in the housing estate to the north. The consented Boulton Moor site includes proposals for a new local centre. Further development could support new retail, community and leisure facilities proposed in this area. - All areas could accommodate growth at a scale which could support limited local service provision Impacts are therefore uncertain, although sites around Sinfin and Boulton have the greatest potential to contribute to the vitality and viability of existing or already proposed nearby centres.
to improve the quality of new development and the existing built environment	Uncertain	Uncertain impacts are identified in respect of this objective. The nature of the impacts is likely to be determined by how sites are built out. Most sites on the edge of Derby have the potential to affect the setting of nearby listed buildings, conservation areas or historic parks or gardens. Further work is required to fully understand the nature of impacts once the detail of additional growth is defined. However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include: <ul style="list-style-type: none"> - A general design excellence policy - Energy efficiency policy to reduce energy use in new buildings - SuDS policy to ensure flood risk is not increased as a result of development - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development. Subject to the inclusion of policies in the Plan to secure the above, residual impacts would be expected to be positive and of minor significance.
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No site-specific waste generation issues have been identified in any of the broad areas on the edge of the city. No overall effect identified.

to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. Growth in some areas could increase the need to travel to access local services, facilities or employment, although this is uncertain and would in any case be affected by local infrastructure provision and site design and implementation. There are no identified issues of minerals sterilisation across any of the DUA sites.
to reduce water, light, air and noise pollution	Moderate to Major Negative Impacts	Development across all the broad areas identified could lead to water, light, and noise pollution. Sites around Littleover, Sinfyn and Chellaston would be located closest to Air Quality Management Areas on the inner and outer ring road and could increase congestion and hence localised air pollution. Without mitigation, development could have a moderate to major negative effects, however subject to appropriate mitigation impacts could be significantly reduced. Mitigation could include: <ul style="list-style-type: none"> - inclusion of an appropriate SuDS/water quality policy in the Plan to ensure water is 'filtered' prior to discharge to ground or surface water - The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new development - The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation. - The inclusion of appropriate transport policies to reduce private car use (and hence road use/traffic congestion) in areas close to identified AQMAs - The inclusion of policies to secure new transport infrastructure to reduce congestion and reduce car trips in areas located in AQMAs
to minimise the irreversible loss of undeveloped (greenfield) land	Major Negative Permanent Impact	All sites on the edge of Derby are greenfield sites and there are no opportunities for reusing previously developed land within the broad areas identified. Development across all broad areas would therefore have a major negative and permanent impact when measured against this objective. It is uncertain whether there are constraints within the broad areas which could restrict housing densities and hence the efficient use of land. All broad areas have productive agricultural land located with them (data regarding agricultural land classification is set out in the site appraisals at Appendix 5 of this report) and at a site level the significance of agricultural land losses would be dependent on the amount and value of loss of agricultural land affected. Therefore the comparative performance of individual site areas is uncertain .
to reduce and manage flood risk and surface water run-off	No Overall Effect	All sites would be likely to be built out in accordance with SuDS requirements set out in emerging SuDS legislation and the established Flood Water Management Act. Sites around Stenson, Wragley Way and Boulton are at limited flood risk from local watercourses although sites could be built out and managed to fully mitigate any fluvial or pluvial risk (both based on existing and future flood risk envelopes). Other preferred sites on the edge of Derby are not considered to be at flood risk from watercourses. No overall effects identified
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Moderate Negative Impact	New development on the edge of Derby would be able to access existing services and facilities in the City. However growth is likely to lead to an increase in general resource use (for example to heat and power additional homes and to support additional transport movements). This will in turn increase carbon emissions. Impacts would be comparable (negative and of minor to moderate significance) across all sites. However effects could be partially mitigated by <ul style="list-style-type: none"> - Promoting sustainable travel choice and alternative travel options - Reduce flood risk and the contribution of new development towards flood risk through appropriate site design and layout. - Supporting zero or low carbon energy generation on site - Ensuring the provision of appropriate open space and green infrastructure Following mitigation residual impacts are likely to be negative and of minor significance.
to protect and enhance the cultural, architectural and	Uncertain	Development in some broad areas (Mickleover, Chellaston and Boulton) has the potential to affect local heritage features. Although the potential for impact and significance is likely to be dependent on the detailed location, design and layout of proposals. Development around the Mickleover broad area could potentially affect the settings of Kedleston Hall, Radbourne, Hall and the former Pastures Hospital site. Growth around Chellaston could potentially affect the setting of the Trent and Mersey Canal Conservation Area. Growth around Boulton could affect the

archaeological heritage of the district.		setting of Elvaston Castle Park and Garden, although a previous inspectors report considering Boulton Moor indicated that development in this area could improve the abrupt settlement edge presenting an opportunity to improve the wider setting of Elvaston Castle. Overall impacts are uncertain . The inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain	Given the existence of cultural heritage assets in the vicinity of Mickleover, Chellaston and Boulton Moor/Thulston coupled with existing right of way network in these areas there could be a positive opportunity to improve access to locally important heritage features such as Radbourne Hall, Kedleston Hall (Mickleover), the Trent & Mersey Canal (Chellaston) and Elvaston Castle Park and Garden (Boulton). However impacts would be largely dependent on the exact location of sites, their relationship with existing public rights of way networks and connectivity to those networks. Impacts are therefore uncertain . Subject to the inclusion of an appropriate policy in the Local Plan to secure improvements to walking and cycling routes residual impacts could be positive and of minor significance.
to conserve and enhance the District's landscape and townscape character	Short term Moderate Major Landscape Impact Long term Negative Landscape Impact Minor Positive Townscape Impact	Derbyshire County Council's Areas of Multiple Environmental sensitivity indicate that sites around the northern part of the Mickleover and to the west of Stenson are more sensitive in respect of landscape, ecological and historic character than sites elsewhere on the edge of the City in South Derbyshire. However across all broad areas, the impacts of specific sites will be largely dependent on the design and layout of each site and the specific measures implemented to mitigate site impacts. Development will in all cases take place on the greenfield agricultural sites and the retention of landscape elements such as field trees, hedgerows and local landform could help integrate development into the local landscape. Landscape impacts are likely to be the most significant during the construction and early occupation of sites, but where appropriate, strategic planting and/or other screening is secured it is likely that effects would lessen over time (as planting matures). Initial impacts are identified as negative and of moderate to major significance, although with appropriate site selection impacts could be reduced. Long term impacts would be negative and of minor or moderate significance. In some areas there may be limited potential to improve the transition between the countryside although this would be dependent on the detailed design and layout of each scheme. In respect of townscape all new housing developments in the District will be as urban extensions to existing communities or extensions to not yet built sites in the City. The inclusion of appropriate policies in the Plan to coordinate growth with schemes planned in the City and to reflect local character could help ensure that development improves rather than detracts from existing urban areas adjacent to proposed sites.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, Strategic Housing Market Assessment, the HMA wide Derby Urban Area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment, The HMA wide Water Cycle Study and Derbyshire County Council Landscape Assessment

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and Areas of Multiple Environmental Sensitivity study together with on-going and historic consultation responses from local utilities and infrastructure providers, local schools, Education Authorities, and other stakeholders and members of the public.

- ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design, layout and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their design and implementation. For example traffic impacts from a scheme would be based on an assumption about the number of dwellings to be provided on the site, and the phasing on a site. However actual impacts may vary where delivery is different to that assumed by the Authority, where delivery rates are faster or slower than that assumed or where other measures to restrain traffic generation are built into the scheme (provision of new infrastructure).
- iii Ahead of defining the exact location of potential sites it is difficult to fully understand the potential for, or effectiveness of all mitigation available. However, wherever possible the potential for mitigation has been identified in the above appraisal and potential measures are summarised on the following page.
- iv Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations (this is the function of an Environmental Impact Assessment which is likely to be required to support the design and delivery of large scale strategic sites), however without such detail it does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites. For example a policy to deal with Sustainable Urban Drainage will help ensure that new sites are designed adhering to best practice to reduce surface water runoff and flood risk without leaving this to the discretion of the developer bringing forward the site.
- v Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Although significant transport modelling, and consultation with Local Education Authorities (LEAs) and schools has already been undertaken to identify the likely effects of proposed growth and appropriate mitigation, effects are as likely to come from the location and phasing of development and how it interacts or acts in combination with other nearby development either within the District or in neighbouring Derby City. Further evidence will therefore need to be provided for specific proposals to allow the detailed effects of individual sites to be considered.

Potential Mitigation Measures Identified During the Review

- vi Mitigation measures could include:

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- The inclusion of a detailed policy in the Local Plan to ensure that new development is brought forward alongside green infrastructure, and on site biodiversity gain to ensure biodiversity protection, delivery of wider ecological enhancements and wider climate change benefits, (shading, urban cooling etc.).
- Housing policies specifying affordable housing requirements.
- Site specific allocation policies or a general retail policy could support the delivery of new local centres on large urban extensions in the DUA.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints to help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.
- Include a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes
- Inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
- The inclusion of an appropriate SuDS policy to minimise water pollution and flood risk
- The inclusion of a design or amenity policy to minimise noise and light pollution effects of development
- The inclusion of a design policy to ensure building design is sustainable and appropriate to the wider area and impacts in respect of climate change and flood risk are minimised.
- The inclusion of a heritage policy to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
- A general landscape policy could help ensure landscape impacts associated with development on preferred sites is minimised.

6.7 ISSUE 6: EMPLOYMENT LAND OPTIONS IN THE DERBY URBAN AREA

Table 6.6: Option 3: Rely in Part on Derby City Sites to Meet parts of the Needs of New Residents in the DUA

Sustainability Objective	Impacts	Likely Impacts of Preferred Options
Biodiversity, Fauna and Flora		

<p>To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District</p>	<p>No impact during the Plan Period</p> <p>Possible Long term Moderate Biodiversity Geodiversity Impacts</p>	<p>Based on the identified employment land requirements most commercial development will be located on sites which are already commitments in the City and have already been largely prepared for development. Most of the sites allocated would come forward even in the absence of the South Derbyshire Local Plan being prepared.</p> <p>Based on information available there will be no employment sites allocated in South Derbyshire in the DUA. Although the Global Technology Cluster site will be safeguarded for development beyond 2018. Were this site to come forward before 2028 biodiversity impacts could be negative, and of moderate significance, whilst geodiversity impacts would be negative, of moderate significance and permanent owing to the impact on Sinfin Moor RIGS.</p> <p>However initial impacts on protected species which are likely to be present on the site would be offset by new habitat creation, which could deliver biodiversity gain. Impacts could therefore be positive in the longer term. Further, development may offer opportunity to address biodiversity targets included in the Lowland Derbyshire Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure Provision.</p>
<p>Population and Human Health</p>		
<p>to provide decent and affordable homes that meet local needs</p>	<p>No Overall Effect</p>	<p>It is unlikely that new employment growth would contribute towards the objective to deliver more housing. No impacts identified.</p>
<p>to improve the health and well-being of the population</p>	<p>Minor Positive Impact</p>	<p>New employment provision on the existing GTC (and on the proposed extension beyond the Plan period) and elsewhere in the City close to South Derbyshire (such as Derby Commercial Park) could improve the wellbeing of many local residents in the DUA in the long term by creating new jobs spatially accessible to existing and proposed new communities on the edge of the Derby. Impacts would be positive of minor significance (i.e. the throughout and beyond the end of the Plan period).</p>
<p>to improve community safety and reduce crime and fear of crime</p>	<p>No Overall Effect</p>	<p>It is unlikely that new employment growth would contribute towards improving community safety or reducing crime or fear of crime. No impacts identified.</p>
<p>to improve educational achievement and improve the District's skills base</p>	<p>No Overall Effect</p>	<p>The exact location of businesses will have no notable impact on the Districts skills base as irrespective of broad location the quantity of employment land and hence the overall number of jobs created would be comparable. No impacts identified.</p>
<p>to promote social inclusion and reduce inequalities associated with deprivation across the District</p>	<p>Minor Positive Impact</p>	<p>This option could help the District and City Council tackle deprivation in existing and proposed communities by supporting the long term delivery of employment around areas with higher than average levels of deprivation such as Sinfin/Boulton. Impacts are likely to be positive and of minor significance.</p>
<p>Material Assets</p>		
<p>To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open</p>	<p>Minor to Moderate Positive Impact</p>	<p>The provision of new employment land within the GTC and elsewhere on the southern edge of the DUA, would help improve access to employment for existing and future residents. Impacts would be positive and of minor or potentially moderate significance in combination with Derby City Local Plan depending on the types of jobs created and whether they improve opportunities for employment to local communities. Impacts could be enhanced by ensuring new developments are well served by public transport and have good footpath and cycleway connectivity to existing or proposed residential areas.</p> <p>The inclusion of appropriate policy in the Plan could ensure that new development delivers improvements to accessibility</p>

spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		locally through the adoption of travel plans, and where appropriate through developer contributions to support/improve public transport, or walking and cycling routes and for cycle storage etc. on site.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	Existing employment provision around the southern edge of the City is reasonably well related to consented housing sites and most of the broad areas of search for new residential sites. The proximity/relationship of large scale housing and employment could have a positive impact of moderate significance in respect of reducing the need to travel. Ensuring new employment developments are well served by public transport and improving footpath and cycleway connectivity. The inclusion of appropriate policy in the Plan could seek to ensure that new developments are served by a range of transport modes and where appropriate through developer contributions to support/improve existing public transport, or walking and cycling routes and for cycle storage etc. on site.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate / Major Positive Impact	The provision of new employment sites will allow the Council to support the continued and long-term expansion of the local economy in areas accessible to the communities of South Derbyshire and in locations where there is known demand for employment land within the DUA such as the GTC and Derby Commercial Park. Impacts are likely to be positive and of moderate to major significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate / Major Positive Impact	The provision of new employment sites within Derby and around the edge of the City could help increase the quantity and quality of new sites for development and could help diversify the local economy. Impacts are positive, of moderate to major significance. Positive impacts could be enhanced where appropriate policies are included in HMA partner plans to safeguard existing employment sites from redevelopment.
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development within Derby City and on the edge of Derby in South Derbyshire could have uncertain impact on local District Centres. Large scale growth is likely to support the viability of nearby District centres, however if employment developments include significant elements of retail provision such as public houses or food outlets it could have a negative effect on local centres. Impacts are uncertain
to improve the quality of new development and the existing built environment	No Overall Effect	New employment developments in the Derby City part of the DUA, could contribute towards regeneration in Derby City. Away from identified regeneration areas new employment provision could make limited contributions towards improvements in the public realm although these are not likely to affect the existing built environment. No Impacts identified.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Whilst sites could be located outside of the District, the Council's preferred options could nonetheless increase waste generation generally. Individual site performance is uncertain and likely to be informed by historic land uses of sites and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future site occupiers.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Positive Impact	Locating growth within the DUA could support the reuse and regeneration of derelict or existing employment sites within the City. Impacts are likely to be positive and minor significance.
to reduce water, light, air and noise	Minor to	New employment development in the DUA could affect emissions to air or water or generate noise and light pollution

pollution	Moderate Negative Impact	<p>complaints. Effects are likely to be negative and of minor or moderate significance, although the exact level or nature of such impacts is likely to be largely dependent on the detailed, nature and location of employment schemes which come forward. It is likely that impacts could be mitigated by the inclusion of appropriate topic based policies in the Plan including:</p> <ul style="list-style-type: none"> - SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters - Directing traffic away from sensitive locations such as air quality management areas (AQMA in Derby City or Burton - Locating un-neighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed. <p>Subject to the inclusion of policies to reduce or mitigate the environmental effects of development residual impacts are likely to be negative and of minor significance.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Moderate Permanent Negative Impact	<p>Growth levels based on this option would lead to the loss of greenfield land albeit in the City, however it could also support the regeneration of City sites and would use capacity in the City to meet the District's employment needs and therefore could provide an opportunity to meet DUA employment needs on previously developed land. Greenfield losses are likely in South Derbyshire beyond the plan period where land is safeguarded for future development. Impacts would be of minor to moderate significance and negative.</p>
To reduce and manage flood risk and surface water runoff	No Overall Effect	<p>Impacts are dependent on the specific location of development proposals and when they come forward. However given that no sites are allocated for development before 2028 in this option there would be no impact against this objective. Should the extension to the Global Technology Cluster come forward within the Plan period impacts could be negative and of moderate to major significance given the nature of the scheme proposed and the risk of flooding in the vicinity of the site.</p>
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to Moderate Negative Impact	<p>An increase in new businesses will inevitably lead to an increase the production of GHGs in absolute terms. However new employment could also provide opportunity for the District's residents to work closer to where they live as well as provide opportunities to improve green infrastructure close to existing communities. Overall the scale of impact of new employment development is considered negative and of minor to moderate significance. Mitigation could include:</p> <ul style="list-style-type: none"> - promoting housing growth in areas nearby to new employment land - Promoting sustainable travel choice and alternative travel options - Reducing flood risk and the contribution of new development towards flood risk through appropriate site design and layout - Ensuring the provision of green infrastructure <p>Subject to the above mitigation impacts would be of minor significance</p>
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Overall Effect	<p>Given that no sites are allocated for development to 2028, this option would have no significant impact against this objective</p>

to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Overall Effect	Given that no sites are allocated for development to 2028, this option would have no significant impact against this objective
Landscape		
to conserve and enhance the District's landscape and townscape character.	Short term Negative Impact Uncertain Long term Impacts	New employment and commercial development proposed within this option would give rise to negative impacts on landscape and townscape by virtue of the strategic scale. However given that the District's employment need for the DUA will be met by City sites and having regard to the close relationship between the GTC in Derby City and the District boundary there is potential for negative impacts on the landscape during construction and site use. In the longer term it is likely that impacts would lessened as landscape mitigation such as planting matures.

How the Assessment was Undertaken and the Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data, which informed the assessment, included the Council's Annual Monitoring Report, the Strategic Employment Land Availability Assessment (SELAA), Employment Land Site Summaries, census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), transport modelling and the councils GIS constraints mapping and other appropriate evidence including the Landscape Character Assessment of Derbyshire as well as historic consultation responses in respect of the identified options.
- ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific layout, scale and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their detailed design and implementation. For example traffic impacts from a scheme would be based on an assumption about end users on site and the phasing of each site. Further, there is a risk that the assumed effects of development could vary where actual delivery is different to that anticipated by the Authority, where sites are used differently (for example for warehousing rather than industrial use), or where delivery rates are faster or slower than expected.

- iii Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is role of project EIA which is likely to be required to support the design and delivery of large scale strategic sites allocated in the Plan (where an EIA is deemed necessary). However, this lack of detail does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the inclusion of detailed policies into the Local Plan to influence the layout and design of strategic employment sites. For example a policy to deal with Sustainable Urban Drainage will help ensure that new sites are designed adhering to best practice to reduce surface water runoff and flood risk without leaving this to the discretion of the developer bringing forward the site.

Potential Mitigation Measures identified during the Review

- iv Mitigation measures could include:
- Consider the inclusion of a policy in the Plan to ensure sites within Derby City are built out ahead of site(s) in the South Derbyshire DUA.
 - The inclusion of a policy in the Plan to secure biodiversity gain
 - The inclusion of a policy to ensure new development is accessible to new and existing local communities by a range of different transport modes.
 - The inclusion of a policy to ensure strategic development is accompanied by appropriate travel plans and other measures to secure non-car travel and minimise traffic increases
 - The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and quantifies infrastructure requirements to support growth in South Derbyshire and in the City.
 - The inclusion of a design excellence policy within the Local Plan to ensure that new development is built out reflecting local character and good design principles
 - Consideration of the inclusion of a of appropriate retail policies that restrict retail uses outside of identified town and village centres
 - The inclusion of a criteria based policy within the plan which sets out the circumstances where extensions to existing businesses will be supported by the Council.
 - The inclusion of a cultural heritage policy in the Local Plan to ensure that new development does not have unacceptable impacts on local heritage features such as conservation areas, listed buildings, archaeological assets or scheduled ancient monuments.
 - The inclusion of an appropriate amenity policy in the plan to control noise, light, air quality and water quality impacts of new development.
 - The inclusion of flood risk management policy to minimise flood risk associated with new development and secure SuDS provision on strategic employment sites,
 - The inclusion of climate change policy in the Plan to support on site renewable energy provision where appropriate and viable

- The inclusion of landscape policies to ensure new developments take account of local landscape character including through appropriate new planting, bunding and other screening measures.

6.8 ISSUE 7: TRANSPORT OPTIONS IN THE DERBY URBAN AREA

Table 6.7: Option 5: Hybrid Approach

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Minor Moderate Negative Short term Impact</p> <p>Minor Positive Long term Impact</p>	<p>This option would lead to the limited loss of greenfield sites and would have a negative impact of minor to moderate significance in the short term, as growth will need to be supported by new infrastructure provision such as road improvements or new park and ride sites or internal estate roads. Longer term impacts could be positive as planting and habitat creation associated with development matures. Demand management and increased public transport provision elements of this hybrid option would not have any identified significant effect in respect of this SA objective.</p> <p>The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and the provision of sustainable urban drainage should be included in the Plan, to ensure longer term benefits associated with new road development can be secured.</p>
Population and Human Health		
To provide decent and affordable homes that meet local needs	No overall effects (Potential positive Indirect Effect)	This preferred option would have no direct effect in respect of this SA Option. However, a mix of new road provision (together with demand management, and increase public transport provision and walking and cycling routes, would facilitate greater level of growth in the DUA and would therefore support greater housing and employment land delivery. As such, this option could have a potential indirect positive effect against this objective.
To improve the health and well-being of the population	Moderate Positive Impact	The Council's preferred transport option for the DUA will deliver new road infrastructure, together with likely junction improvements and new walking and cycling routes to connect sites around the DUA. A new park and ride could support development around Boulton Moor. This option could therefore help improve opportunities for walking and cycling, and could resolve existing traffic congestion through demand management and improved provision of public transport. This in turn could improve air quality within designated AQMAs in the City. A mix of new infrastructure, demand management and

		public transport measures is likely to have a positive effect of minor to moderate significance.
To improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	Infrastructure improvements could help deliver capacity enhancements and safety improvements to local roads. Overall impacts would be positive and of minor to moderate significance.
To improve educational achievement and improve the District's skills base	No Overall Effect	The Council's Preferred Transport Option would have no direct or indirect effects in respect of this issue.
To promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate to Major Positive Impact	The provision of new roads, demand management and improved public transport and new walking and cycling routes, would help link new employment and housing growth proposed in the Local Plan with existing communities on the edge and within Derby City. Increased employment provision proposed in the Plan for this area, in combination with improved access by a range of transport modes could have a significant positive effect of moderate to major significance in respect of tackling inequalities and deprivation within the plan period.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Major Positive Impact	Measures to increase transport choice, coupled with demand management and the delivery of new road infrastructure could help improve access in the DUA to employment, education, and shopping facilities to new and existing communities in and around the City by improving transport choice, route options and reducing congestion. Impacts are considered positive , and of major significance.
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Major Positive Impact	There is significant existing infrastructure provision within the City and growth in some locations could use headroom or spare capacity of existing infrastructure where this exists, especially in the early part of the Plan period. The delivery of new road infrastructure and the improvement of existing junctions could increase highways capacity. The delivery of new walking and cycling routes and public transport infrastructure and other demand management measures could reduce reliance on private car use, and given the compact nature of Derby and relatively flat topography could support walking and cycling as a means of accessing local employment and services. Overall impacts are considered positive and of major significance. The inclusion of a policy in the Local Plan to ensure new development provides a choice of different transport modes, (possibly through a requirement to ensure that new strategic developments are accompanied by a travel plans) could help ensure identified benefits are secured.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor to Moderate Positive Impact	The provision of new transport routes together with increased public transport provision, the delivery of new walking and cycling routes, and demand management could ensure local businesses have easy access to local labour markets and could help protect highways capacity. Growth could also improve links to the local and strategic highways networks, and support the delivery of further employment land in the DUA. Overall impacts are considered positive and of minor to

		moderate significance.
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	The provision of new road infrastructure, together with demand management and improvements to non-car travel options could indirectly support access to and from local businesses and encourage or support businesses to locate in the DUA.
To enhance the vitality and viability of existing town and village centres	Minor Positive Impact	Measures to improve access to the City and local (District) centres could have a beneficial effect against this objective as it would allow new and existing residents and workers to access local centres. However, demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on waiting or delivery times. However, overall impacts are considered likely to be positive and of minor significance.
To improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	Demand management and increasing non-car options for travel could make a limited contribution towards improving the quality of new development, by reducing the need for the provision of large-scale car parking in new development. Impacts are considered positive and of minor to moderate significance. The inclusion of a design policy to restrict parking to those levels necessary to serve development, together with an appropriate design policy to ensure new development is not dominated by road infrastructure could ensure that new development contributes to improvements in urban design.
Soil, Water and Air		
To minimise waste and increase the reuse and recycling of waste materials	No Overall Effect	This preferred option would have no direct effects in respect of this SA Option.
To promote sustainable forms of construction and sustainable use of natural resources	Minor Moderate Negative Impact	A policy approach which supports highways improvements including new roads and capacity improvements is likely to support increased car usage impact are negative and of minor to moderate significance. The inclusion of an appropriate transport policy in the Local Plan, to ensure new development provides a choice of transport modes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes.
To reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	New road development is likely to have a negative impact on the natural environment and is likely to lead to increased levels of noise, light, air and water pollution on the urban edge of the City, although the significance of impacts could be largely controlled through the detailed design and alignment of new routes, and the location of proposed built development. In particular, further growth in combination with new roads could affect air quality management areas (AQMA) on the inner and outer ring roads in Derby City; although where capacity improvements reduce congestion effects could be positive. In addition, new roads could increase urban diffuse pollution entering local watercourses around the City including Hell Brook and Thulston Brook. This transport option could also increase levels of light and noise pollution. Overall it is likely that this option would have a minor to moderate negative effect against this objective. <ul style="list-style-type: none"> - The inclusion of appropriate SuDS policy in the Local Plan to ensure that surface water generated by impermeable areas are adequately treated prior to discharge to local watercourses or the ground - The inclusion of appropriate design or amenity policies could minimise noise and light pollution during road construction and operation; - The inclusion of an appropriate transport policy to ensure new development provides a choice of different

		<p>transport modes, (possible through a requirement to ensure that new strategic developments are accompanied by a travel plan), could reduce reliance on car use</p> <p>Subject to the inclusion of appropriate policies, residual impacts would be negative and of minor significance.</p>
To minimise the irreversible loss of undeveloped (greenfield) land	Minor Moderate Negative Permanent Impact	<p>New roads will form a component of new development proposals, in addition to a new park and ride facility at Boulton Moor and with new walking and cycling routes which will lead to the loss of limited greenfield land on the edge of the City. Impacts would be negative and of minor to moderate significance. However, in combination with wider development (i.e. the delivery of housing and employment land that transport infrastructure improvements will facilitate) impacts would be of major significance.</p> <p>The inclusion of a detailed policy in the Local Plan, to ensure efficient use of land in urban locations and to minimise the loss of undeveloped land for development, could help minimise losses.</p>
To reduce and manage flood risk and surface water run-off	Minor to Moderate Negative Impact	<p>Highways improvements together with new public transport infrastructure could increase impermeable hard surfaces, create a need for culverts or alter local landform etc. and could lead to increased flood risk in some areas although effects could be mitigated through careful design. Impacts are considered negative and of minor to moderate significance.</p> <ul style="list-style-type: none"> - The inclusion of an appropriate flood risk policy could target new built development including roads to areas at lowest risk of flooding - A SuDS policy could ensure that new development does not increase flood risk elsewhere as a result of new development. <p>Post mitigation residual impacts would be likely to be negative of minor significance.</p>
Climatic Factors		
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	<p>New development on the edge of Derby City could reduce the need for new residents to travel long distances to access local services. However the provision of new roads, in combination with proposed housing and employment growth will increase private car usage locally. Impacts are likely to be negative, and of moderate significance.</p> <p>However the effects of this option could be partially mitigated by:</p> <ul style="list-style-type: none"> - Promoting sustainable travel choice through a suitably worded transport policy in the Local Plan, - Requiring new strategic development to be supported by a green travel plan <p>Following mitigation residual impacts are likely to be negative and or minor to moderate significance.</p>
Cultural Heritage (including Architectural and Archaeological Heritage)		
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	<p>New road and public transport infrastructure provision, or highways improvements within the DUA could have a negative impact on conservation areas or listed buildings and other cultural heritage assets, although such an impact would be dependent on the location, scale and nature of new road or other transport infrastructure. Impacts are considered uncertain.</p> <p>The inclusion of an appropriate heritage policy could provide some protection of sites, and would reduce the likely effect of new transport and public transport infrastructure provision on cultural and heritage assets.</p>
To improve access to the cultural	Uncertain Positive	<p>New road provision together with the creation of new walking and cycling routes in the DUA, could provide opportunity to improve connectivity to heritage assets located close to the City including Elvaston Castle, Trent and Mersey Canal,</p>

heritage of the district for enjoyment and educational purposes	Impact	Radbourne Hall and Kedleston Hall etc. Effects are likely to be positive, albeit of uncertain significance.
Landscape		
To conserve and enhance the District's landscape and townscape character.	Short Term Moderate To Major Negative Impact Long Term Minor to Moderate Negative Impact	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Similarly the creation of new public transport infrastructure such as park and ride sites could also have a negative impact on local landscape and townscape character -such sites are likely to be on greenfield locations on the edge of the City. Overall Impacts are likely to be negative and of moderate to major significance. However, subject to: <ul style="list-style-type: none"> - The inclusion of design policy in the plan to ensure that road developments do not dominate new developments; - The inclusion of an appropriate landscape policy, to ensure new developments are brought forward with appropriate strategic screening such as tree planting and bunding. - The inclusion of an amenity or environmental quality policy to ensure developments do not have unacceptable noise or light impacts. Long term residual impacts from further road, cycling and walking routes on in the DUA would be negative and of minor to moderate significant effect.

How the Assessment was Undertaken and the Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions, supported by relevant studies and evidence. With respect to this issue key data, includes site summaries for housing and employment sites, detailed transport modelling for the Derby Urban Area, and other evidence and expert opinion provided by the County and City Transport Teams, as well as the councils GIS constraints mapping and other appropriate evidence as well as historic consultation responses in respect of the identified options including that supplied by the Highways Agency and Highways Authority.
- ii The key technical difficulty encountered in undertaking the appraisal is the complexity involved in undertaking transport modelling, with each run of modelling requiring significant preparation time, and requiring considerable investment in terms of finances and time.
- iii As with all models, assumptions have been made about baseline conditions and how these will change as a result of the actions proposed, or in this case, existing traffic levels and the traffic generation assigned to new development. However, there is a risk that such assumptions could

introduce errors or bias into the modelling work. Further, there is a risk that the assumed effects of development could vary where actual delivery is different to that anticipated by the Authority, where sites are used differently (for example for warehousing rather than industrial use), or where delivery rates are faster or slower than expected.. However, in order to reduce such risk, the HMA Authorities have appointed suitably qualified transport modellers with the expertise to undertake this technical work on behalf of the Local Planning Authorities and respective Highways Authorities.

- iv Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is part of the EIA process which is likely to be required to support the design and delivery of strategic sites. However, this lack of details does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies in the Local Plan, to influence the layout and design of strategic sites and infrastructure and by working with developers, Derby City Council and Transport Authorities to 'Masterplan' the broad development principles for sites in the DUA.
- v Finally it should be noted that modelling work undertaken by the HMA Authorities runs to the period 2026, whilst the plan runs to 2028. The 2026 end date reflects the existing Derby Area Transport Model (DATM), and represents a realistic proxy for the 2028 Local Plan end date without requiring costly and time consuming updates to the model.
- vi Detailed information on the modelling methodology can be found on the Council's website [here](#).

Potential Mitigation Measures Identified During the Review

- vii Mitigation measures could include:
 - Local Plan policy could give priority to non-car based options for dealing with network capacity problems, with new road provision only considered where all alternative options for reducing congestion had been exhausted and include a requirement for appropriate Travel Plans to be submitted to the Authority in support of strategic developments
 - Set out a requirement for public transport improvements including new services/service enhancements and infrastructure to improve bus priority and reliability
 - The inclusion of an appropriate transport policy in the Plan could specify that new developments including highways developments make adequate provision for walking and cycling with new routes connecting up to the existing Public Rights of Way network (including those around the Trent and Mersey Canal and Elvaston Castle) wherever possible.

- The inclusion of a biodiversity policy to protect important habitats and species and secure appropriate green infrastructure, SuDS, tree planting and habitat creation.
- The inclusion of a general amenity policy to ensure that effects associated with light, noise, water and air pollution are minimised through good design.
- The inclusion of an appropriate design policy to ensure that new development is not designed around highways schemes and could ensure opportunities for walking and cycling are fully integrated into new developments
- The inclusion of a flood risk policy in the Plan could help direct new developments (including infrastructure) to areas at lowest risk.
- A water quality/sustainable urban drainage systems policy could ensure that new development does not increase flood risk on site and contributes towards improvements in water quality locally.
- The inclusion of a general heritage protection policy could protect heritage assets such as listed buildings, conservation areas, scheduled ancient monuments, and historic parks and gardens and their settings from harm as a result of new development.
- The inclusion of a general landscape policy could help ensure that appropriate landscaping is secured to screen new road and other developments

6.9 ISSUE 8: HOUSING DISTRIBUTION OPTIONS IN SWADLINCOTE– BROAD LOCATIONS

Table 6.8: Summary of site performances – Swadlincote Broad Locations

SA Objective	Preferred Options Appraisal	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Negative Short term Impact Minor to Moderate Positive Long term impact	None of the areas would impacts on statutory wildlife site such as Sites of Special Scientific Interest (SSSI) or special areas of conservation. All sites performed negatively in respect of the objective to avoid damage to designated sites or species. This is because all broad locations have the potential to affect protected species and/or non-statutory wildlife sites. Impacts from development are likely to be negative and of minor to moderate significance in the short term . The inclusion of an appropriate policy in the Plan to ensure biodiversity gain, green infrastructure provision (including National Forest Planting) and the provision of sustainable urban drainage should be included in the Local Plan to ensure longer term benefits associated with new development can be secured. Long term impacts from new development on mainly greenfield agricultural areas would be likely to be positive and of minor to moderate significance, so long as sites contribute towards National Forest tree planting and other habitat creation on site in accordance with requirements set out in the National Planning Policy Framework.
to provide decent and affordable homes that meet	Major Positive	Allocating new housing within or on the edge of Swadlincote will contribute towards meeting local housing need. The strategic nature (large size) of homes which can be accommodated in the town coupled with the potential to deliver both market and affordable housing throughout the

local needs	Impact	Swadlincote urban area would make a significant contribution to meeting HMA wide and local housing need as identified in the Strategic Housing Market Assessment. Accordingly the provision of homes across a combination of broad locations in the town would have a major positive impact against this SA objective by allowing local resident to access homes close to where they wish to live.
to improve the health and well-being of the population	Minor Positive Impact	Sites within all broad locations are located relatively close to existing healthcare facilities which are still accommodating new patients and/or are able to expand further. In addition sites could also deliver new open space and informal leisure opportunities or could link to existing National Forest sites or rights of way or open spaces within the town. Overall development would have positive impact of minor significance. Potential benefits identified above could be secured/enhanced through plan policies to support PROW and cycle route provision, National Forest planting and other GI provision and contributions/improvements to local health care facilities.
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	Contributions from new housing developments could help deliver infrastructure improvements. For example new roads to alleviate traffic congestion in and around Swadlincote and could help reduce the risk of accidents by delivering junction improvements or off road cycle lane provision locally. However care would need to be taken to ensure that new development does not create opportunities for antisocial behaviour or reduce community safety including through poor design. Impacts are likely to be positive and of minor significance. The inclusion of an appropriate transport/infrastructure policy setting out new routes to support growth together with the inclusion of a general design policy could ensure that developments perform positively.
to improve educational achievement and improve the District's skills base	Minor to Moderate Negative Impact	Evidence gathering in respect of education provision is on-going. New growth within or on the edge of Swadlincote could have a negative impact of minor to moderate significance on local schools capacity. Increased pupil numbers could be met by extensions to existing primary schools in Swadlincote, whilst there is some capacity at Granville College though not at The Pingle and William Allitt. Subject to schools in this area being able to accommodate additional pupils via extensions or existing capacity then no residual impacts are likely .
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	All the broad locations perform consistently against this objective as all potential development locations could deliver significant new affordable and low cost market housing provision and could therefore help address higher than average levels of deprivation in the town (compared to South Derbyshire). Overall impacts are considered positive and of minor significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Positive Impact	Bringing forward a number of sites in a combination of locations is considered to perform relatively well against this objective. Sites located within the existing urban core are likely to perform the best as they are located in proximity to existing services and facilities including, employment land, retail provision, open space and social infrastructure. However those on the edge of the existing urban area are still relatively well related to local services due to the compact nature of the town. Most sites around Swadlincote have good public transport provision and could therefore provide opportunities to improve access to local walking and cycling routes. Impacts from development against this objective are considered positive and of minor to moderate significance. The plan should include an appropriate transport policy to encourage good connectivity with existing public transport services and the delivery of new walking and cycling routes. Post development effects are anticipated to be positive and of minor to moderate significance.

<p>to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)</p>	<p>Moderate Negative Impact</p>	<p>Significant infrastructure provision is likely to be required to support growth within Swadlincote. Without this effects are likely to be negative and of moderate significance given the dispersed nature of development and scale and nature of sites proposed.</p> <p>All sites will need to be supported by new schools places mainly through extensions to existing schools and sewerage infrastructure (including longer term capacity improvements to Milton and Stanton Waste Water Treatment Works). In respect of transport infrastructure it is likely that growth around Woodville would need to be supported by new transport routes and capacity enhancements to reduce the impacts of development on the Clock Island, whilst other capacity improvements to the local road network are likely to be necessary elsewhere in the town close to development sites.</p> <p>Subject to appropriate transport policy requiring developments to deliver new routes identified through transport modelling and other evidence it is considered that impacts from development could be reduced.</p>
<p>to achieve stable and sustainable levels of economic growth and maintain economic competitiveness</p>	<p>Major Positive Impact</p>	<p>Strategic levels of development within and on the edge of Swadlincote over the plan period will deliver significant and continuous level of development which could help support local construction jobs. It could also help support locally based employment by ensuring that existing and new businesses have access to growing labour markets. Impacts are expected to be positive and of major significance.</p>
<p>to diversify and strengthen local urban and rural economies and create high quality employment opportunities</p>	<p>Minor Positive Impact</p>	<p>New development could help support wider economic growth and provide new homes accessible to existing and proposed employment including around Tetron Point or Cadley Hill. Impacts would be positive and of minor significance.</p>
<p>to enhance the vitality and viability of existing town and village centres</p>	<p>Minor Positive Impact</p>	<p>The provision of new development within the Swadlincote area could help contribute towards supporting Swadlincote Town Centre. Vacancy rates within the town are currently around 12.5% and a significant number of additional homes could help increase the number of residents living in the catchment area of the Town and in turn the pool of potential customers. Impacts would be likely to be positive and of minor significance. The inclusion of an appropriate retail policy (or policies) in the Local Development Framework could help ensure that where new services or shops are required priority is given to locating these in Swadlincote town centre followed by existing or new local centres. Subject to mitigation positive impacts would be enhanced.</p>
<p>to improve the quality of new development and the existing built environment</p>	<p>Uncertain</p>	<p>Of the sites identified as capable of accommodating housing development in Swadlincote most are greenfield and would do little to improve the existing built environment. However there are a number of potential sites in the town which are previously developed or poorly restored which could contribute towards housing delivery. Impacts are therefore uncertain. The performance of individual sites could be improved where the plan includes:</p> <ul style="list-style-type: none"> - A general design excellence policy - Energy efficiency policy to reduce energy use in new buildings - SuDS policy to ensure flood risk is not increased as a result of development - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development.

to minimise waste and increase the reuse and recycling of waste materials	Uncertain	<p>New development across all sites would lead to a general increase in waste generation during the construction and use of sites although this would occur irrespective of the distribution strategy for the new homes. A number of potential development sites in Woodville and Swadlincote have historically been subject for waste disposal and/or mining or industrial or former transport uses and may have potential to be contaminated or require the importation of engineering fill, although where sites require remediation there may be potential for treatment or waste reuse in situ. Impacts are uncertain.</p> <p>Appropriate design policies, could be included in the Plan to ensure space for storage of waste materials and recycling and to encourage the reuse of waste building materials or demolition waste on site where this exists, Site remediation/contamination policies could also support onsite remediation ahead of transportation to a waste facility of contaminated material. Residual impacts would be uncertain.</p>
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	<p>New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. The site at William Nadin Way has historically been worked for minerals. No identified minerals safeguarding issues have been identified in respect of sites at Broomy Farm and Church Street, Church Gresley. Impacts are therefore uncertain.</p> <p>The inclusion of an appropriate design policy in the Local Plan together with energy efficiency policy could help enhance site performance</p>
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	<p>Sites in Swadlincote would not be located close to any designated air quality management areas. There would be potential for increased diffuse pollution to local water courses during construction and site use. There could also be increased noise and light pollution as a result of housing development across all sites due to the proximity of proposed housing to existing residential areas.</p> <p>Without mitigation development could have a minor to moderate negative impact in respect of pollution, however subject to appropriate mitigation impacts could be significantly reduced. Mitigation could include:</p> <ul style="list-style-type: none"> - inclusion of an appropriate SuDS/water quality policy in the Plan to ensure water is 'filtered' prior to discharge to ground or surface water - The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new development - The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation.
to minimise the irreversible loss of undeveloped (greenfield) land	Major Permanent Negative Impact	<p>Sites within the broad locations are almost all greenfield, although there are a number of previously developed but poorly restored sites around Woodville and Swadlincote. Impacts are likely to have a major negative impact against SA objectives to minimise the loss of undeveloped greenfield site, although the reuse of degraded land could protect productive agricultural land elsewhere in the Town.</p>
to reduce and manage flood risk and surface water run-off	Minor Negative Impact	<p>All sites would be likely to be built out in accordance with SuDS requirements set out in emerging flood risk legislation. Sites around Swadlincote are mostly unaffected by fluvial flood risk, although small areas of surface water flooding have been identified on some sites. These areas are limited and new development could be steered away from areas at risk. Overall impacts are likely to be negative and of minor significance. Subject to the inclusion of appropriate flood risk policies and SuDS policy (to reduce flood risk from surface water) there are likely to be no significant residual impacts.</p>
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	<p>New development within and on the edge of Swadlincote would be relatively well related to existing services and facilities and reasonably well served by a range of transport modes providing opportunities for people to live lower carbon lifestyles than developments in less well served areas. However overall impacts from development would be negative and of moderate significance. The inclusion of appropriate mitigation as follows could partially reduce impacts against this SA objective:</p> <ul style="list-style-type: none"> - Promoting sustainable travel choice and alternative travel options and balanced development - Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout. - Ensuring the provision of appropriate open space and green infrastructure

		- The delivery of low carbon homes and businesses Following mitigation impacts are likely to be of negative and of minor to moderate significance.
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Development in some broad areas, such as to the east of Swadlincote could negatively affect the Grade 2* listed bottle kilns on the TG Green Factory Site. It could also affect the setting of other locally important and listed buildings such as St Stephen's Church and Bretby Art Pottery. However impacts could be positive especially where development can safeguard the 'at risk' TG Green Site. Other sites have limited potential to affect the setting of listed buildings. Overall impacts are uncertain . The inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain	There may be potential to improve access to heritage facilities within parts of Woodville. All sites could present opportunities to connect to the National Forest, which is an increasingly important biodiversity and cultural resource. Impacts are uncertain and would be dependent on the design and implementation of development and how it connects up to existing PROW and multiuser routes around the Town.
to conserve and enhance the District's landscape and townscape character	Minor to Major Negative Impact	Some development in this area would be screened by existing developments or substantial treebelts or landscape buffers associated with historic National Forest Planting around the periphery of the town. Impacts could vary significantly across potential sites but in all instances would be negative . The inclusion of appropriate landscape and townscape policies could partially mitigate impacts on local landscape and townscape and could be secured through the inclusion of appropriate landscape, regeneration or design excellence policies in the Plan. Residual impacts would be uncertain depending on the sensitivity of the site and detailed design and layout of development proposals.

How the Assessment was Undertaken and the Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, the HMA wide Housing Market Areas Assessment, the HMA wide area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment and Derbyshire County Council Landscape Assessment and Areas of Multiple Environmental Sensitivity study together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers and local residents as well as relevant consultation with local schools and the Local Education Authority.
- ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design, location and layout of potential sites. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their extent, detailed design and implementation. For example traffic impacts from a scheme would be

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based on an assumption about the number of dwellings to be provided on the site, and the phasing of site build out. However actual impacts may vary where actual delivery is different to that assumed by the Authority, where delivery rates are faster or slower than that assumed or where other measures to restrain traffic generation are built into the scheme.

- iii Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is role of EIA (where this is deemed necessary). This is likely to be required to support the design and delivery of larger strategic sites allocated in the Plan. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites.
- iv Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Consultation on these matters remains on-going and the SA will be updated once further information regarding the effects is available.

Potential Mitigation Measures Identified During the Review

- v Mitigation measures could include:
 - The inclusion of a detailed policy in the Local Plan to ensure that new development is brought forward alongside green infrastructure, National Forest Planting and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
 - The inclusion of an appropriate affordable housing policy could ensure the adequate delivery of affordable homes on proposed housing sites.
 - The preparation of an Infrastructure Delivery Plan (IDP) which considers existing capacities and constraints could reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in Swadlincote.
The inclusion of a suitably worded transport policy in the Plan could ensure that new development provides access via a range of transport modes
 - The inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
 - The inclusion of an appropriate SuDS policy could minimise water pollution and flood risk
 - The inclusion a suitably worded design or amenity policy in the Plan could minimise noise and light pollution

- The inclusion of a detailed design policy ensure building design is sustainable and appropriate to the wider area, and has regard to National Forest design principles could be included in the Plan.
- The inclusion of a specific policy in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
- A general landscape policy could help ensure landscape impacts associated with development on preferred sites are minimised.
- The inclusion of an appropriate regeneration and contamination policy in the Plan could ensure appropriate site remediation prior to development.

6.10 ISSUE 9: HOUSING DISTRIBUTION OPTIONS IN RURAL AREAS

Table 6.9: Preferred Options Appraisal– Rural Areas

SA Objective	Preferred Options Appraisal	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Negative Short term Impact	<p>All sites performed negatively in respect of the objective to avoid damage to designated sites or species. This is because all sites had potential to affect either protected species and/or non-statutory wildlife sites. Only sites located around Overseal and Netherseal have the potential to affect a statutory wildlife site, the River Mease Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), impacts would result from foul water discharges to the local sewerage system which in turn discharge to the Mease. The river has limited capacity for receiving additional foul flows). Impacts from development in this location are likely to be negative and of moderate to major significance depending on their location, however as no strategic sites are proposed in the southern villages impacts are likely to be negative and of minor to moderate significance.</p> <p>The inclusion of an appropriate policy to ensure biodiversity gain and sustainable urban drainage should be included in the Plan to ensure longer term benefits associated with new development can be secured. In addition directing strategic level development away from the Mease or restricting growth to levels that can be accommodated within the existing headroom consents of Netherseal and Overseal. Waste Water Treatment Works could help safeguard the integrity of the SAC. Long term, and subject to mitigation impacts would be positive and of minor significance.</p>
to provide decent and affordable homes that meet local needs	Major Positive Impact	<p>Locating an appropriate amount of growth in villages could meet local housing needs identified in the Strategic Housing Market Assessment. The scale of the sites, in relation to the existing settlements coupled with the potential to deliver both market and affordable housing (coupled with the relative lack of new housing development in many villages in recent years) would make a significant contribution to meeting local housing need. Accordingly the provision of limited homes in village locations throughout the District would have a major positive impact against this SA objective.</p>

to improve the health and well-being of the population	Minor Positive Impact	<p>Most sites are located relatively close to existing healthcare facilities although in many instances provision can be in adjacent villages. In addition sites could also deliver new affordable housing which could have a benefit on the wellbeing of local residents. In addition development could support the delivery of new open space and informal leisure opportunities or could link to existing green infrastructure or rights of way. Impacts would be positive and of minor significance.</p> <p>The inclusion of appropriate policy in the Plan will ensure that improvements to existing healthcare facilities are secured through a general infrastructure policy. Requirements to deliver new PROW and to connect up to existing PROW could be required through the inclusion of walking and cycling policies in the Plan.</p>
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	<p>Contributions from new housing developments could help deliver infrastructure improvements to alleviate traffic congestion. However no specific strategic transport issues have been identified within the villages although there are some local issues in a small number of villages such as Hatton, Etwall, Repton, Willington and Melbourne. The redevelopment of one site (former Aston Hall Hospital) could significantly reduce incidents of antisocial behaviour and secure the regeneration of this site.</p> <p>The inclusion of general design and transport policies could ensure that new developments contribute towards and improving community safety and reducing crime. The inclusion of an appropriate regeneration policy could also support the reuse of previously developed sites. Impacts are expected to be positive and of minor significance.</p>
to improve educational achievement and improve the District's skills base	Uncertain	<p>Further development in the District's rural areas could be served by existing secondary schools including John Port in Etwall and Chellaston Academy in Derby City. Capacity is therefore constrained and development would need to be supported by appropriate school place provision. In addition primary school provision is highly constrained in some villages, for example Hilton. However given the uncertainty in respect of school place provision and given growth could act in combination (both spatially and temporally) with development in the in the City, and to a lesser extent in Swadlincote an uncertain impact in respect of this issue has been identified. The Authority will seek to document the additional school places required to support growth and what extensions, or new facilities are required through the emerging Draft Infrastructure Delivery Plan and Part 2 Local Plan.</p>
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	<p>All the sites would perform positively against this objective. This view has been taken because all potential development locations could deliver significant new affordable and low cost market housing provision thus tackling deprivation related to housing access. Overall impacts are considered positive and of minor significance.</p>
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and	Neutral Minor Positive Impact	<p>All of the sites identified have relatively good public transport provision and could provide opportunity to improve access to local walking and cycling routes. In addition all the villages capable of accommodating strategic level of growth have at least one local shop, primary school and access to nearby open space or leisure provision. However in most cases, new residents would need to travel to access major employment (with the exception of Hilton and Hatton), secondary school provision (except for Etwall); although in most cases additional local facilities are located in nearby villages or larger centres such as Swadlincote, Burton on Trent and Derby City (including local centres). Impacts from development against this objective are considered neutral to minor positive significance. The inclusion of an appropriate transport policy could help ensure that new developments are well served by new or existing bus services and /or connectivity to local walking and cycling routes. Subject to mitigation effects are anticipated to be positive and of minor significance.</p>

sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	New development in rural areas could have an uncertain impacts in respect of schools capacity, sewerage capacity and road infrastructure, although it is likely that the scale of growth would, in most cases, be more modest in the villages, than within Swadlincote or on the edge of Derby City. Public transport provision is relatively limited across the villages in south Derbyshire, and whilst some growth could support existing bus or train services (in Willington or Hatton) opportunities for non-car travel are likely to be more restricted. The inclusion of appropriate transport policies in the plan should seek to maximise opportunities for delivering public transport and walking and cycling provision in the villages.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact	Growth within and on the edge of identified villages over the plan period will deliver notable levels of development which could help underpin the local construction industry, most likely during the early part of the plan period due to the likely modest scale of sites in these areas. In addition, the increase in local residents as a result of development in rural areas could help provide labour for existing and new small rural based businesses. In Hatton growth could help to provide an opportunity for workers to live close to Nestle (which has recently expanded), whilst growth in Hilton and Etwell would be well related to existing employment areas which have plots remaining for development. Similarly sites in the north eastern part of the District would be well related to strategic employment sites in Castle Donington and Derby Commercial Park, whilst villages centrally located would be well related to Toyota in Willington and the Global Technology Cluster (Infinity Park, Derby). Impacts are considered positive and moderate significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Moderate Positive Impact	New development could help provide new homes close to existing or proposed employment sites such as Infinity Park, Dove Valley Park, Hilton, Hatton and Castle Donington. Impacts would be positive and of minor to moderate significance. In addition the inclusion of appropriate farm and rural diversification policies in the Plan could help to facilitate appropriate economic development (including from private homes) and could help enhance the performance of this option.
to enhance the vitality and viability of existing town and village centres	Minor Positive Impact	The provision of new development within existing key service villages could help support existing local shops, public transport provision and other facilities by increasing the number of local residents living within the villages. Impacts would be of minor significance and positive . The inclusion of an appropriate policy to safeguard village shops and other services could help ensure that existing services are protected unless it can be demonstrated that these are no longer viable.
to improve the quality of new development and the existing built environment	Uncertain	Most sites are greenfield although a small number of previously developed sites have been identified through the SHLAA including former Aston Hall Hospital and Hilton Depot. The site in Aston in particular is in a poor state and is affecting the setting of the nearby grade 2* listed Aston Hall. The redevelopment of this site could contribute positively to the local built environment. Hilton Depot was previously used as a Ministry of Defence depot. Sites elsewhere are greenfield and could have potential to affect listed building or other heritage feature depending the location, nature or scale. Impacts from development are considered uncertain . However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include: <ul style="list-style-type: none"> - A general design excellence policy - SuDS policy to ensure flood risk is not increased as a result of development

		<ul style="list-style-type: none"> - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape character including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development. <p>Subject to the inclusion of the above policies in the Plan development could have reduced impacts on local townscape and in some circumstances could have positive impacts on the built environment.</p>
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	<p>New development across all sites would lead to a general increase in waste generation during the construction and use of sites although this would occur irrespective of the distribution strategy for the new homes. There is the potential for site demolition and remediation at the former Aston Hall Hospital and Hilton Depot sites. this could give rise to construction and demolition waste for which there may be potential to reuse on site. There are also a small number of sites identified which have been subject to historic tipping or potential minerals extraction around the villages. Impacts are therefore uncertain. The inclusion of appropriate design and site remediation policies could enhance the performance of this option.</p>
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	<p>New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. Brownfield sites at Aston and Hilton may provide opportunity to offset the need for primary won minerals where existing materials from derelict buildings and roads can be reclaimed. No opportunities to reduce resource use elsewhere have been identified. Growth in some areas could increase the need to travel to access local services, facilities or employment, although this is uncertain and would in any case be affected by local infrastructure provision and site design and implementation. Overall impacts are uncertain.</p>
to reduce water, light, air and noise pollution	Minor Negative Impact)	<p>None of the sites identified through the SHLAA in key service villages will be located close to any designated air quality management areas. There would be potential for increased diffuse pollution to local water courses during construction and site use, impacts within the River Mease catchment could potentially affect the integrity of the SAC without adequate surface water management, although impacts would be restricted to sites in the southern villages around Overseal, Netherseal, Lullington and Smisby and no growth is proposed in this general area. There could be some potential for increased noise and light pollution complaints as a result of housing development across all sites due to the proximity of proposed housing to existing residential/commercial areas, although development around Melbourne and Aston could be especially impacted by noise due to the proximity to East Midlands Airport, Doning Park and local minerals workings. Prior to mitigation, impacts outside of the Mease catchment are likely to be negative and of minor significance.</p> <p>Subject to appropriate mitigation as follows minor, negative effects/no significant residual impacts are considered likely:</p> <ul style="list-style-type: none"> - Directing strategic level developments away from the River Mease (to control waste water flows to local treatment works discharging to the SAC) - The inclusion of an appropriate SuDS/water quality policy in the Plan to ensure no unmitigated discharges of surface water to local drainage ditches - The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new residential and road development - The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Major Negative Impact	<p>All sites, with the exception of the former Aston Hall Hospital site and Hilton Depot site are likely to deliver new homes within the Plan period on greenfield sites and will lead to the loss of previously undeveloped land. Cumulatively development in the villages will have a moderate to a major negative impact in respect of this sustainability appraisal objective.</p>

to reduce and manage flood risk and surface water run-off	Moderate Negative Impact	Proposed development in some rural communities (especially those in the Trent and Dove Valleys) could lead to increase incidents of flood risk. However, few villages are fully at flood risk and steering development away from flood zones in accordance with national planning policy could reduce the flood risk. Overall effects are likely to be negative and of moderate significance. However there could be potential for some new homes in key villages to be located fully in areas at flood risk, such as Hatton, or to reuse previously developed sites where sustainability benefits outweigh flood risk. Although in such instances development would need to be 'exceptional' be consistent with national policy. Subject to appropriate mitigation (including the provision of flood defences), impacts would be negative and of minor significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	New development within, and on the edge of key villages, would be served by some local services, facilities and public transport providing opportunities for lower carbon use than developments in isolated rural locations. However overall impacts from development would be negative and of moderate significance (with residents more likely to travel to access key services compared to residents in Swadlincote or on the edge of Derby City). However limited growth could meet local community need and help sustain existing local services. The inclusion of appropriate mitigation as follows could partially reduce impacts against this SA objective: <ul style="list-style-type: none"> - Promoting sustainable travel choice and alternative travel options and growth in locations well related to new or existing employment or local and communities facilities and services. - Including transport policy to ensure new development connects up to existing cycle paths and public rights of way - Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout. - Ensuring the provision of appropriate open space and green infrastructure. - Encouraging the delivery of onsite renewable energy of low carbon technologies especially in more rural areas without access to gas. Subject to the inclusion of relevant policies in the plan to reduce and manage climate change, residual impacts would be negative and of minor to moderate significance.
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	New development in the villages could impact cultural heritage assets such as listed buildings, historic parks and gardens, conservation areas, or scheduled ancient monuments. The potential for impacts is likely to be determined by the scale, nature and location of potential sites Overall impacts are uncertain although villages most likely to be affected by development are Melbourne, Ticknall, Repton, Kings Newton and Shardlow. However the inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain	The potential to improve access to cultural heritage features would be largely dependent on the location of development and the opportunities to secure improved access and interpretation of features and assets. Effects are uncertain . The inclusion of an appropriate heritage protection policy and walking and cycling policies could help enhance the performance of the plan.
to conserve and enhance the District's landscape and townscape character	Minor to Major Short term Landscape Impact Uncertain Long term Impact	Development could have a minor to major negative impact in respect of landscape sensitivity with sites around the central part of the District and around Ticknall and Calke which is most sensitive to development according to the Areas of Multiple Environmental Sensitivity Mapping undertaken by Derbyshire County Council. Other sensitive landscape included villages located in the Needwood and Derbyshire Claylands in the north west of the District. The overall level of impact would be dependent on the scale, nature and location of development. Subject to the inclusion of appropriate landscape policies to protect existing landscape features, and secure new planting and other screening, impacts could be reduced in the long term. New housing developments could have positive effects on townscape in Hilton and Aston (where the regeneration of previously used sites is

	Uncertain townscape Impacts	secured) and uncertain effects elsewhere. Overall impacts are uncertain and would be partially affected by the design of development and its relationship with existing development. The inclusion of appropriate design and green infrastructure polices could potentially enhance plan performance.
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How the Assessment was Undertaken and the Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, the HMA Strategic Housing Market Assessment, Local Housing Needs Studies, the HMA wide area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment and Derbyshire County Council Landscape Assessment, Areas of Multiple Environmental Sensitivity study and village landscape character assessment work together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers and local residents as well as relevant consultation with local schools and the Local Education Authority.
- ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design and layout of potential. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their detailed design and implementation. For example traffic impacts from a scheme would be based on an assumption about the number of dwellings to be provided on the site, and the phasing of site build out. However actual impacts may vary where delivery is different to that assumed by the Authority.
- iii Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is role of project EIA which is likely to be required to support the design and delivery of large scale strategic sites allocated in the Plan (where an EIA is deemed necessary). However, without such detail it does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites.

- iv Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Consultation on these matters remains on-going and the SA will be updated once further information regarding the effects is available.

Potential Mitigation Measures Identified During the Review

- v Mitigation measures could include:
- Include a detailed policy in the Local Plan to ensure that new developments is bought forward alongside green infrastructure and on site biodiversity gain to deliver wider ecological enhancement
 - The inclusion of an appropriate affordable housing policy in the Plan
 - The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and quantifies infrastructure requirements to support growth in the villages.
 - The inclusion of a transport policy in the Plan to ensure that new development provides access via a range of transport modes and where appropriate improves access to non-car modes through the provision of new bus services or walking and cycling routes
 - Consider the inclusion a retail policy in the Plan to control the loss of existing rural shops and services
 - The inclusion of an appropriate regeneration policy to ensure that development on previously used sites ahead of greenfield sites is supported by the Plan.
 - The inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites
 - The inclusion of a design policy to ensure that new development reflects local character
 - The inclusion of an appropriate SuDS policy to minimise urban diffuse water pollution and flood risk
 - The inclusion of a suitably worded design or amenity policy in the Plan to minimise noise and light pollution
 - The inclusion of a specific policy in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
 - A general landscape policy could help ensure landscape impacts associated with development on preferred sites is minimised.

6.11 ISSUE 10: EMPLOYMENT LAND OPTIONS OUTSIDE OF THE DERBY URBAN AREA

Table 6:10: Increased Provision

Sustainability Objective	Impacts	Likely Impacts of Preferred Options
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short term Moderate Negative Impact Long term Minor Positive Impact No Geodiversity Effects	Most commercial sites identified in the Plan will be located on greenfield sites although most of these sites are already commitments and as such are likely to come forward even in the absence of the Local Plan being prepared. Based on information available for these sites there will no impact on statutory wildlife sites although developments could have potential to affect protected species including, Bats, Breeding Birds, Badgers, and Great Crested Newts although these could be lessened through the adoption of appropriate construction practices. Overall short term effects are likely to be negative and of moderate significance. It is likely that temporary impacts from construction could be offset in the longer term by new habitat creation, which could deliver biodiversity gain across the sites in the longer term. Further development may offer opportunity to address biodiversity targets included in Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure Provision and contribute towards National Forest tree planting and habitat creation targets.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. No impacts identified.
to improve the health and well-being of the population	Minor to Moderate Positive Impact	Development sites around Swadlincote and Drakelow are well related to urban areas where there is relatively high levels of unemployment and/or higher than average deprivation. These sites could contribute to an improvement in the wellbeing of local communities. Sites at Dove Valley Park and Hilton are less well related to nearby communities, although pockets of deprivation are located in Hilton and the north western parishes. However increased provision elsewhere (around the A38/A50 junctions) is likely to perform poorly against this option. However given that the sites identified around Willington are far larger than the identified employment need for the district it is unlikely that sites will be located in this location to 2028. Where new employment provision is located close to existing settlements it could make a minor or potentially moderate contribution to improving the health and wellbeing of local residents. Mitigation measures to ensure sites are accessible surrounding communities could improve the performance of the Council's preferred option.
to improve community safety and reduce crime and fear of crime	Uncertain	New development could contribute towards highway capacity/safety improvements although the potential for such improvements would depend on the location of preferred sites and the capacity of existing infrastructure. Impacts are uncertain .
to improve educational achievement	No Overall Effect	Additional employment land provision could indirectly help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have

and improve the District's skills base		any notable impact on the districts skills base although where sites are well related to locations with low levels of skills or qualifications this may have a slight benefit. No impacts identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	The provision of new employment sites, or retention of existing sites in Swadlincote or the northern villages along the A50 or A38 could provide some new employment opportunities in South Derbyshire. Locating businesses close to new and existing communities will improve the accessibility to employment provision and could help tackle deprivation In Swadlincote, Burton on Trent and Hilton/Hatton, southern edge of Derby and other rural communities. Impacts are considered positive and of minor significance.
Material Assets		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Positive Impact	The provision of new (additional) employment land around the District could help access to jobs by providing a spread of sites throughout the District. Impacts are likely to be of minor to moderate significance and positive . Impacts could be enhanced by ensuring sites are well served by public transport. The Plan could also seek to ensure that new development delivers improvements to accessibility locally through the adoption of green travel plans, and where appropriate through developer contributions towards public transport, or walking and cycling routes.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	New employment development in South Derbyshire could be accessible to local communities by a means of different transport alternatives. However large scale development outside of the DUA may be less accessible in public transport terms than sites around the city and could increase reliance on private car use. Conversely however locating additional land across a range of sites in Swadlincote, Drakelow and Hilton would also provide opportunity for those living in more rural parts of the District to access jobs near to where they live. Overall impacts are considered uncertain and would be largely determined by the location of sites and how well they are served by public transport and other non-car modes.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate to Major Positive Impact	The provision of a wide variety of employment sites across a range of locations will allow the Authority to plan positively for the location, promotion and expansion of new and existing businesses and support regeneration and infrastructure as required by paragraph 21 of the National Planning Policy Framework. In particular the Council's preferred approach will provide a range of sites across multiple locations to meet identified employment needs. Impacts are likely to be positive and long term and of moderate to major significance. The inclusion of appropriate employment land policies to secure a mix of units on new sites, promote rural diversification and support extensions to existing businesses could enhance the performance of this option further.
to diversify and strengthen local urban and rural economies and create high quality employment	Moderate/ Major Positive Impact	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and rural locations and help create new employment opportunities. Impacts are considered positive , of moderate to major significance and would be long term (the duration of the Plan) . Positive impacts could be improved further where an appropriate policy is included in the plan to safeguard existing employment sites including in rural locations and actively promote rural diversification.

opportunities		
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development could have an uncertain impact on town and village centres, although this is dependent on the type of commercial developments planned. For example allowing large scale employment uses which have an ancillary retail element could undermine the viability of nearby retail facilities in Swadlincote or larger village centres. Conversely locating new employment close to existing town or village centres could support existing centres.
to improve the quality of new development and the existing built environment	Uncertain	New employment developments in South Derbyshire, could potentially contribute towards regeneration and townscape improvements across a number of brownfield locations including sites in Hilton, Woodville and Drakelow. However away from these areas employment provision would make limited or no contribution towards improvements in the public realm. In all cases however the full extent of any likely public realm improvements would be uncertain and dependent on the site design and the relationship between new and existing development. However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include: <ul style="list-style-type: none"> - A general design excellence policy - Energy efficiency policy to reduce energy use in new commercial buildings - SuDS policy to ensure flood risk is not increased as a result of development - Biodiversity policy to deliver biodiversity gain - Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening - An appropriate policy to ensure heritage assets are not significantly affected by new development.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Individual site performance is uncertain and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future site occupiers. However the careful design of sites could help reduce waste generated on site and promote recycling. Subject to the inclusion of an appropriate design policies which takes into account of the need for space for storage of waste, residual impacts during site use could be reduced.
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	It is not considered that the detailed location of specific sites will have a material impact on sustainable construction or resource use. No impacts based on the spatial distribution of employment sites considered likely.
to reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	Increased commercial or business developments could have a negative impact of minor to moderate significance and are likely to lead to an increase in the levels of noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be at least partially dependent on the design and occupation of employment schemes which come forward. It is likely that impacts could be partially mitigated by the inclusion of appropriate topic based policies in the Plan including: <ul style="list-style-type: none"> - SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters - A sequential approach to development locating development away from sensitive locations such as air quality

		<p>management areas (AQMAS) in Burton or outside of watercourse catchments where unacceptable levels of pollution are identified.</p> <ul style="list-style-type: none"> - Locating unneighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed. <p>However subject to the inclusion of policies to reduce or mitigate the environmental effects of development residual impacts are likely to be negative and of minor significance.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Permanent Negative Impact	<p>Accommodating additional employment growth outside of the DUA is likely to lead to the loss of some greenfield sites although the extent of losses would depend on the sites selected for inclusion in the Plan. However based on the overall level of need identified by the Authority (69 ha) and having regard to the fact that 54ha will be accommodated on existing sites anticipated losses are unlikely to exceed more than 15ha. Impacts are likely to be negative and of minor or moderate significance.</p> <p>The inclusion of a previously developed land first policy could help ensure that greenfield losses are minimised.</p>
to reduce and manage flood risk and surface water runoff	No Effect	<p>A number of sites in Hilton are partially located in an area at flood risk, although the careful design of this site could ensure no built development is located in flood zones. Elsewhere sites are located away from significant areas of risk. All sites could contribute to increased surface water flood risk elsewhere although the inclusion of suitable SuDS could ensure that sites do not increase flooding to surrounding properties or land no significant residual impacts are likely.</p>
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to Moderate Negative Impact	<p>An increase in new businesses will lead to an aggregate increase the production of GHGs in South Derbyshire. However new employment could also provide opportunity for the Districts residents to work closer to where they live as well as provide opportunities to improve green Infrastructure close to existing communities. Overall the impacts of new employment development are considered negative and of minor to moderate significance. However Plan effects could be partially mitigated by:</p> <ul style="list-style-type: none"> - Promoting balanced growth (promoting new homes and businesses in locations well related to each other and existing communities). - Promoting sustainable travel choice and alternative travel options - Reducing flood risk and the contribution of new development towards flood risk through appropriate site design and layout. - Ensuring the provision of appropriate open space and green infrastructure <p>Following mitigation residual impacts are likely to be negative and of minor significance.</p>
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	<p>The development of new employment within the district could have an effect on the cultural, architectural or archaeological resources of South Derbyshire. However the potential for affects is not fully understood as it will be determined as much by the detailed design and siting of development. However growth at Dove Valley Park, Woodville Regeneration Area and Drakelow could be visible from nearby conservation areas or affect listed buildings depending</p>

		on site design and layout. However in respect of Woodville development could offer potential to safeguard the existing 'at risk' grade 2* TG Green site and improve the setting of a number of listed buildings. Overall the effects of this option are uncertain . Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and improve the likelihood of developments having a positive impact on cultural heritage facilities.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new employment could have a detrimental impact in respect of cultural heritage, but could also provide opportunity to safeguard and improve existing heritage features and access to them. Impacts are uncertain and would be largely influenced by the detailed design of sites. The inclusion of an appropriate heritage policy could provide for the protection of sites and would reduce the likely effect of this policy option in respect of heritage assets.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Moderate Short term Negative Impact Minor Negative Longterm impact Uncertain Townscape Impact	New employment and commercial development proposed within this option would give rise to negative impacts on landscape by virtue of the strategic scale of the development likely and the likely requirement for limited development on greenfield sites. However impacts are likely to be most significant during the construction and early occupation of sites. Where appropriate mitigation (mounding, strategic tree planting etc.) is secured as part of a development scheme it is likely that effect would lessen over time as planting matures. However, initial impacts are identified as negative and of moderate significance, although with appropriate site design and layout and mitigation residual Long-term impacts could be of minor significance. In respect of townscape most employment development will take place within existing employment land commitments, with only limited development on new sites. Overall townscape impacts would be uncertain and could vary across sites, although there is potential to realise positive townscape impacts on the Woodville and Drakelow Sites.

How the Assessment was Undertaken and the Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of this options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data, which informed the assessment, included the Council's Annual Monitoring Report, the Strategic Employment Land Availability Assessment (SELAA), Employment Land Assessments, census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), transport modelling and the councils GIS constraints mapping and other appropriate evidence as well as historic consultation responses in respect of the identified options.

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- ii The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific layout, scale and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on the detailed design and end use of sites. For example traffic impacts from a scheme would be based on an assumption about end users on site and the phasing of site build out. However effects may vary where actual delivery is different to that assumed by the Authority, where sites are used differently to those anticipated by the Authority (for example for warehousing rather than industrial use) or where delivery rates are faster or slower than that assumed by the planning authority.

Potential Mitigation Measures identified during the Review

- iii Mitigation measures could include:
- The inclusion of a policy to secure biodiversity gain including through the provision of open space, habitat creation, SuDS and other Green Infrastructure on site to offset Biodiversity losses associated with development
 - Ensuring that new development is accessible to new and existing local communities by a range of different transport modes.
 - Ensuring strategic employment developments contribute towards the provision and improvement of local transport
 - Including requirements for green travel plans and other measures to secure non-car travel and minimise traffic increases
 - Bringing forward an Infrastructure Delivery Plan specifying additional infrastructure requirements necessary to accommodate growth.
 - Including a design excellence policy within the Local Plan to ensure that new commercial developments reflect local character and good design principles
 - Setting out a criteria based policy within the plan which sets out the circumstances where extensions to existing businesses will be supported by the Council.
 - Including a suitable policy in the Plan to support farm and rural diversification and bring forward a mix of employment premises on site (such as starter units, freehold and leasehold etc).
 - Including a cultural heritage policy in the Local Plan to ensure that new development does not have unacceptable impacts on local heritage features such as conservation areas, listed buildings, archaeological assets or scheduled ancient monuments.
 - Including an appropriate amenity policy in the plan to control noise, light, air quality and water quality impacts of new development.
 - The inclusion of flood risk management policy to minimise flood risk and secure SuDS provision on strategic employment sites,
 - Ensuring appropriate contaminated land and instability policies are included in the Local Plan to ensure sites are remediated ahead of proposed development
 - Including a climate change policy in the Plan to support on site renewable energy provision where appropriate and viable

- Including appropriate landscape policies to ensure new developments take account of local landscape character and landscape elements on site (such as existing trees, hedgerows, ponds) where these exist.
- Ensuring that an appropriate landscape policy is included in the Plan to secure new planting, bunding and other screening measures are delivered on strategic development sites.

6.12 ISSUE 11 TRANSPORT OPTION OUTSIDE OF THE DERBY URBAN AREA

Table 6.11: Hybrid Approach		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Minor Moderate Negative Short term Impact</p> <p>Minor Positive Long term Impact</p> <p>No Geodivers- ity Effects</p>	<p>Initially it is likely that the Council's Preferred Transport Option will lead to the loss of greenfield sites as growth will need to be supported by the provision of new roads or other capacity enhancements (for example the Walton Bypass which will serve the consented Drakelow site). The proposed alignment of new routes to serve potential sites around Derby, Swadlincote or the rural villages are unlikely to affect statutory wildlife sites (unless growth is proposed within the Mease Catchment) although sites could affect non statutory sites (County Wildlife Sites or Regionally Important Geological Sites) and or protected species. Potential impacts are therefore likely to be negative and of minor or moderate significance.</p> <p>The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and the provision of sustainable urban drainage would ensure longer term benefits associated with new road development can be secured. Subject to the inclusion of this policy new road delivery to support growth is likely to have a neutral or minor positive long term.</p>
Population and Human Health		
to provide decent and affordable homes that meet local needs	No overall effects (Potential positive Indirect Effect)	This preferred option would have No direct impact in respect of this option. However a mix of new road provision together with demand management and increased public transport provision and walking and cycling routes would facilitate greater level of growth in Swadlincote and the villages and would therefore support greater housing and employment land delivery. As such this option could have a potential indirect positive effect against this objective.
to improve the health and well-being of the population	Minor Positive Impact	The Council's preferred transport option for the non DUA will secure the delivery of improved cycleway and footpath connectivity together with capacity/safety improvements to the highways network. It could also support the delivery of enhanced public transport services. This option could therefore help improve opportunities for walking and cycling and could help resolve existing traffic congestion through demand management. Overall effects would be positive and of minor significance. Subject to the inclusion of appropriate transport or green infrastructure policies to enhance local walking and cycling routes impacts are expected to be positive and of moderate significance.

to improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	The provision of new dedicated cycle and walking routes together with highways capacity/safety improvements (such as junction improvements and improved visibility splays) would have a positive effect in respect of improving community safety. Fear of crime and vandalism could be reduced by carefully designed development within Swadlincote and the villages. Overall Impacts would be positive and of minor to moderate significance.
to improve educational achievement and improve the District's skills base	No Overall Effect	The Council's Preferred Transport Option would not have any identified direct or indirect effects in respect of this issue.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	The provision of new roads, demand management and improved public transport, walking and cycling routes would help link new employment and housing growth proposed in the Local Plan with existing facilities and services in Swadlincote, Burton on Trent and the key serviced villages. Improved access by a range of transport modes could have a positive effect of moderate significance in respect of tackling inequalities and deprivation within the plan period.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Major Positive Impact	Measures to increase transport choice coupled with demand management and the delivery of new road infrastructure could help improve access to employment, education, and shopping facilities in Swadlincote, Burton on Trent and key service villages (where service provision is across of network of proximate villages) to new and existing communities. Impacts are considered positive , and of moderate to major significance .
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Major Positive Impact	The delivery of new road infrastructure and junction improvements around proposed development sites could help ensure that transport infrastructure is able to cope with traffic demands which will increase over the Plan Period (both as a result of growth and changes to road use by existing businesses and residents). The delivery of new walking and cycling routes could also reduce the need to travel by private car. Overall impacts are considered positive and of major significance The inclusion of a policy in the Local Plan to ensure new development is well served by public transport and walking and cycling routes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor to Moderate Positive Impact	The provision of new transport routes together with increased public transport provision, the delivery of new walking and cycling routes and demand management could ensure local businesses have easy access to local labour markets and could help protect existing highways capacity. It could also improve links to the local and strategic highways networks and support the delivery of further employment land close to Swadlincote, Burton on Trent and Hatton/Hilton. Overall impacts are considered positive and of minor to moderate significance.
to diversify and strengthen local urban and rural economies and create high	Minor Moderate Positive	The provision of new road infrastructure, together with demand management and improvements to non-car travel options (the provision of enhanced public transport, walking and cycling) could improve local highways capacity and support the delivery of further employment land around Burton on Trent, Hilton and Dove Valley Park. Impacts would be positive and

quality employment opportunities	Impact	of moderate significance.
to enhance the vitality and viability of existing town and village centres	Minor Moderate Positive Impact	Measures to improve access to Swadlincote, Burton on Trent and Key Service villages via improvements to public transport provision or the wider road network could have a beneficial effect against this objective as it would allow new and existing residents, shoppers and workers to access local centres by a range of transport modes. However demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on parking or delivery times. These could deter some people from using services or facilities in Swadlincote or the larger villages. However, given that there are presently no proposals to introduce such measures overall impacts are likely to be positive and of minor to moderate significance.
to improve the quality of new development and the existing built environment	Minor to Positive Impact	Demand management and increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of large-scale car parking in new development and improving accessibility. Impacts are considered positive and of minor significance. The inclusion an appropriate design policy to ensure new development is not dominated by road design could ensure that new development contributes to improvements in urban design. Residual Impacts would be positive and of minor significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Overall Effect	This preferred option would have no direct impact in respect of this sustainability issue.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Moderate Negative Impact	A significant element of the council's preferred transport option for Swadlincote and the villages is the delivery of new road infrastructure together with improvements to existing routes and junctions to increase capacity. Clearly this will facilitate additional road use and will create capacity to accommodate the housing and employment growth proposed in Swadlincote, at Drakelow Park and key service villages within the District. However demand management together with measures to improve public transport provision and deliver new walking and cycling routes could help ameliorate the worst impacts of increased road usage. However overall the effects of a hybrid approach to accommodating transport requirements in the non-DUA are likely to be negative and of minor to moderate significance. The inclusion of an appropriate transport policy in the Local Plan to ensure new development provides new residents with a choice of different transport modes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes. Residual impacts would be negative and of minor significance.
to reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	New road development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution within and on the edge of existing settlements. It is likely the significance of these effects can be largely controlled through the detailed design and alignment of new routes and the specific location of proposed built development. In particular further growth at Drakelow Park could exacerbate air quality management areas (AQMA) within Burton following completion of the Walton on Trent Bypass. In addition new roads within or around Swadlincote could lead to an increase in diffuse pollution entering local watercourses. The development of new road and cycling infrastructure could also increase levels of light pollution where routes are lit for safety reasons. Overall it is likely that this option would

		<p>have a minor to moderate negative effect against this objective. However subject to:</p> <ul style="list-style-type: none"> - The inclusion of appropriate SUDS policy in the Plan to ensure that surface water generated by impermeable areas is adequately treated prior to discharge - The inclusion of appropriate design or amenity policies to minimise noise and light pollution during route construction and operation; and - The inclusion of an appropriate transport policy to ensure new development provides a choice of different transport modes <p>The performance of the Council's preferred transport option would be negative and of minor significance.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Negative Impact Permanent	The provision of new transport routes around Drakelow, Swadlincote and key villages could lead to the loss of greenfield land although clearly much of this land would be in proposed development sites and would form part of the road infrastructure needed to serve those sites. Impacts would be negative and moderate significance. However in combination with wider development (i.e. the Council's preferred housing and employment land options in the non DUA) road delivery would have an indirect major negative impact against this objective as it would, in effect, allow further large scale development across the District in areas which could not otherwise accommodate significant growth.
to reduce and manage flood risk and surface water run-off	Minor to Moderate Negative Impact	<p>Highways improvements, together with new public transport infrastructure could increase impermeable hard surfaces, or alter local landform etc. This in turn may alter flood risk locally. Impacts are considered negative and of minor to moderate significance. However subject to mitigation to be achieved through:</p> <ul style="list-style-type: none"> - The inclusion of an appropriate flood risk policy to target new infrastructure to areas at lowest risk of flooding - A SuDS policy to ensure that new development does not increase flood risk elsewhere <p>No significant residual impacts are likely.</p>
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	The provision of new roads (as part of a wider suite of transport measures), in combination with proposed housing and employment growth is likely to increase private car usage locally. Impacts are likely to be negative and of moderate significance. However the effects of this option could be partially offset by promoting sustainable travel choice through a requirement for development to be supported by travel plans. Subject to mitigation residual impacts are likely to be negative and or minor to moderate significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor to Moderate Negative Effect	<p>New road and public transport infrastructure provision outside of the Derby Urban Area could have a minor or moderate negative impact on conservation areas or listed buildings and other cultural heritage assets although such impacts would be dependent on the location, scale and nature of new roads or other transport infrastructure built.</p> <p>The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.</p>
to improve access to the cultural	Minor	New road provision together with the creation of new walking and cycling routes in Swadlincote or rural parts of the District

heritage of the district for enjoyment and educational purposes	Positive Impact	could provide opportunity to improve connectivity to heritage assets located close to proposed housing and employment sites including around Woodville and Swadlincote. Impacts are minor and of positive significance.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Short Term Moderate Negative Impact Long Term Minor to Moderate Negative Impact	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Overall Impacts are likely to be more significant during the construction phase, and would be of moderate significance However, subject to the inclusion of design policy in the plan to ensure that road developments do not dominate new housing or employment sites; and the inclusion of an appropriate landscape policy to ensure new developments are bought forward with appropriate screening such as tree planting and mounding, long term residual impacts from further road, cycling and walking routes would be negative and of minor to moderate significance.

How the Assessment was Undertaken and the Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data includes site summaries for employment and housing sites, transport modelling for the HMA and other evidence and expert opinion provided by the County and City transport teams, as well as the Council's GIS constraints mapping, Derbyshire County Council landscape character assessment and other appropriate evidence as well as historic consultation responses in respect of the identified options including that supplied by the Highways Agency and the Highways Authority (Derbyshire County Council).
- ii The key technical difficulty encountered in undertaking the appraisal is the complexity involved in undertaking transport modelling, with each run of modelling requiring significant preparation and investment in terms of finances and time. This modelling has slowed the plan preparation process as it is not possible to model the transport impact as you go along by adding new variables to the model as circumstances change. As such the Authority has sought to work with stakeholders to identify its preferred growth strategy and commenced modelling based on this strategy.

- iii As with all models assumptions have been made about baseline conditions and how these will change as a result of the actions proposed, or in this case existing traffic levels and the traffic generation assigned to new development. However, there is a risk that such assumptions could introduce errors or bias into the modelling work. Further there is a risk that the effects of development could vary where actual delivery is different to that assumed by the Authority, where sites are used differently to those anticipated (for example for warehousing rather than industrial use) or where delivery rates are faster or slower than that assumed by the planning authority. However, in order to reduce such risk the HMA Authorities have appointed suitably qualified transport modellers with the expertise to undertake this technical work on behalf of the Local Planning Authorities and respective Highways Authorities.
- iv It is worth noting that modelling work undertaken by the HMA Authorities runs to the period 2026, whilst the Local Plan runs to 2028. The 2026 end date reflects the existing Derby Area Transport Model (DATM) and represents a realistic proxy for the 2028 Local Plan end date without requiring costly and time consuming updates to the model.
- v Detailed information on the transport modelling methodology can be found on the Council's website [here](#).

Potential Mitigation Measures Identified During the Review

- vi Mitigation to be delivered through the South Derbyshire Local Plan is as follows:
 - Priority could be given to non-car based options for dealing with network capacity problems, with new road provision only considered where all alternative options for reducing congestion had been exhausted and include a requirement for appropriate Travel Plans to be submitted to the Authority in support of strategic developments
 - The inclusion of an appropriate transport policy in the Plan could specify that new developments including highways developments make adequate provision for walking and cycling with new routes connecting up to existing Public Rights of Way network (including those within the National Forest) wherever possible
 - The inclusion of a biodiversity policy to protect important habitats and species and secure appropriate green infrastructure, tree planting and habitat creation
 - The inclusion of a general amenity policy to ensure that effects associated with light, noise and water and air pollution are minimised through good design.
 - The inclusion of an appropriate design policy to ensure that new development is not designed around highways schemes
 - The inclusion of a flood risk policy in the Plan to direct new developments (including infrastructure) to areas at lowest risk of flooding.

- The inclusion of a water quality/sustainable urban drainage policy in the Plan to ensure that new development does not increase flood risk on site and contributes towards improvements in water quality locally.
- The inclusion of a general heritage protection policy in the Plan to protect heritage assets such as listed buildings, conservation areas, scheduled ancient monuments, and historic parks and gardens and their settings from harm.
- The inclusion of a general landscape policy to ensure that appropriate landscaping is secured to screen new road and other developments

6.13 ISSUE 12: REGENERATION IN SWADLINCOTE AND WOODVILLE

Table 6:12: Employment Led Regeneration

SA Objective	Summary of Preferred Option Performance	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Shorterm No Effect Longterm Minor or Moderate Positive Impact	The site currently has limited biodiversity interest. There are no statutory or non-statutory wildlife sites within or adjoining the site and it is served by waste water treatment sites which do not discharge to the River Mease Catchment. A small part of the southern area drains to the Mease which is located 7km to the south. Japanese Knotweed was recorded during a phase 1 ecological survey in 2015. There are no identified geological features on site. No significant impacts are expected as a result of new development. Subject to the inclusion of appropriate biodiversity, SuDS, regeneration/contamination polices and a National Forest policy in the plan it is likely that impacts from site regeneration would be positive and of minor to moderate significant over the medium to long term .
to provide decent and affordable homes that meet local needs	Minor Positive Impact	Employment led development does not preclude an element of residential development on the site, particularly fronting roads around the site, or on greenfield land to the east of the site. However given the constraints on market housing delivery explicit within this option and having regard to viability issues and the need to bring forward expensive infrastructure on site it is unclear whether this option could sustain notable affordable housing provision. Impacts would be positive and of minor significance.
to improve the health and well-being of the population	Minor to Moderate Positive Impact	New development on the site could offer opportunities to formalise existing permissive walking routes across the site and deliver green infrastructure and public open space within the site. Impacts would be positive and of minor to moderate significance. Subject to the inclusion of policies in the plan to bring forward appropriate Green Infrastructure, National Forest or walking and cycling routes to improve connectivity with National Forest PROW network and other footpaths around the site, residual impacts would be positive and of moderate significance.
to improve community safety and reduce crime and fear of crime	Minor Moderate Positive Impact	The regeneration of this site would help tackle relatively high levels of vandalism and antisocial behaviour recorded in the area and reported in the Council's previous South Derbyshire Crime and Disorder Strategy. Impacts would be positive and of minor to moderate significance. Subject to the inclusion of an appropriate design policy to ensure that crime is 'designed out' in new developments impacts could be positive and of minor to moderate significance.
to improve educational achievement and improve the	Uncertain	Given the limited housing delivery expected under employment led development on the site it is possible that this site could increase demand for school places. As such an uncertain effect from the regeneration of this site against this SA objective is recorded. However, there are known primary school constraints in Woodville. As such this issue will therefore be kept under review and updated to reflect further clarification about

District's skills base		schools capacity and potential housing capacity of this site.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate to Major Positive Impact	New employment provision could help improve job opportunities for residents living in nearby communities, some of which have higher than average levels of deprivation such as Woodville, Church Gresley and Albert Village) It addition new development could also help provide access to jobs and other services in an area which has seen significant employment land losses in recent years (TG Green, Qualitas, Mason Cash, Rose Hill Works, etc.). Impacts are considered positive and of moderate to major significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Positive Impact	The provision of new employment land will increase the number and spread of employment sites locally and hence should help improve the accessibility of employment provision within an area which has experienced significant employment land losses in recent years. The regeneration of the site could also improve access through and around the site and the wider Swadlincote and Woodville area as a result of new road infrastructure provision. Impacts are considered positive and of moderate significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Positive Impact	The provision of the Woodville Regeneration Route would enable the surrounding road network including clock island to operate more efficiently although where additional road capacity is delivered this may indirectly encourage further use of cars and other road infrastructure. In addition the provision of new walking and cycling routes across the site could enable residents around the site greater transport choice for accessing local jobs and other facilities. Overall Impacts are likely to be positive and of moderate to major significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate to Major Positive Impact	Employment led regeneration of the Woodville regeneration area (which is already partially an established employment area) could help secure the future of existing employment areas and bring forward new employment provision locally. It is considered that employment led regeneration would contribute towards economic growth within the wider Swadlincote area and would help improve the general appearance and attractiveness of an existing commercial area within the town. Impacts are positive , of moderate to major significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate to Major Positive Impact	Redevelopment of the Woodville Regeneration area could help improve existing employment sites within the area and would provide additional employment land provision helping to strengthen the local employment market. Impacts are considered positive , of moderate to major significance.
to enhance the vitality and	Minor to	This site is adjacent to Swadlincote Town Centre and could help improve linkages to and views from the town centre and provide new

viability of existing town and village centres	Moderate Positive Impact	employment close to the existing centre. Impacts are considered positive and of minor to moderate significance. However in order to ensure that retail developments do not come forward within the site, the mix of uses on site would need to be carefully controlled.
to improve the quality of new development and the existing built environment	Moderate to Major Positive Impact	Securing the regeneration of this site would provide opportunity to improve the character and townscape of this area. In particular the regeneration of this site could improve the character of land around the A511 and Clock Island and Woodhouse Street. Impacts are considered positive and of moderate to major significance although would be dependent on the exact nature and scale of regeneration proposals that come forward. Subject to the creation of a design brief to help ensure townscape improvements within and immediately around the site impacts would be expected to be of major significance.
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Remediation of this site could lead to the generation of contaminated soils or other materials during construction where materials cannot be used on site. An uncertain impact is therefore identified. However it is likely that any reuse of this site would have broadly similar impacts.
to promote sustainable forms of construction and sustainable use of natural resources	Minor to Moderate Positive Impact	There are no minerals safeguarding issues on this site as it has historically been worked for minerals. The reuse of the site which is poorly restored and not in productive use could also reduce the need to release greenfield agricultural land elsewhere in the District. Impacts would be positive and of minor significance. The inclusion of appropriate waste, energy efficiency and design policies in the Plan could help ensure developments are designed to minimise resource use both during construction and operation.
to reduce water, light, air and noise pollution	Minor Positive Impact	Within the Woodville regeneration area new development could offer opportunities to improve air, noise, water pollution and drainage locally but could lead to increased light pollution or noise complaints where new residential elements of employment led schemes are located close to existing or proposed noisy businesses. Overall impacts are considered positive and of minor significance although clearly the exact nature of impacts would be based on the detailed design of any proposals. Impacts may be capable of enhancement through the inclusion of appropriate SuDS, design and amenity policies in the Local Plan.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Positive Impact	The reuse of land in the Woodville regeneration area for employment led development could reduce the need for agricultural or other greenfield land for development elsewhere. Impacts are positive and of moderate significance.
to reduce and manage flood risk and surface water run-off	Minor to Moderate Positive Impact	There are known surface water flooding issues within the Woodville Regeneration Area and the regeneration of the site could allow existing surface water drainage to be significantly improved. As such impacts are considered positive , of minor to moderate significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	The regeneration of the site would lead to a slight increase in GHG emissions in aggregate terms, although effects could be minimised through the inclusion of appropriate design, energy efficiency, transport, flood risk and climate change policies in the Local Plan. Overall effects are likely to be negative and of minor significance.
to protect and enhance the cultural, architectural and	Minor or Moderate Positive	The regeneration of the site for employment led development could help safeguard a number of listed buildings which are of cultural importance to the town (including the 4 Grade 2* listed bottle kilns at TG Greens which are 'at risk'). As such this site could ensure that at risk buildings are found a new use and a restored. Regeneration could also have a positive impact on other surrounding listed buildings located in the vicinity

archaeological heritage of the district.	Impact	including a local Church, a further bottle kiln and Bretby Art Pottery. Impacts are considered broadly positive and of minor to moderate significance, but would be dependent on the extent to which sites can be preserved and safeguarded and the extent to which any regeneration could contribute to a general improvement of the wider area including roads which surround the site. Subject to the inclusion an appropriate heritage protection policy in the Plan impacts could be of moderate significance.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Moderate Positive Impact	The redevelopment of the Woodville regeneration area offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered positive , and of moderate significance. The development of design brief or development plan document to set out design parameters and could help enhance positive effects
to conserve and enhance the District's landscape and townscape character	Minor Negative Short term Impact Positive Minor or Moderate Long term Impact	The reuse of surplus land within this area could increase flexibility and employment land delivery in the Plan period and could help reduce pressure for additional employment land provision on greenfield sites on the edge of Swadlincote. It could also help integrate this area into the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Short-term impacts (during construction) are likely to be negative and of minor significance. However in the longer term the redevelopment of this site could have positive impact both in respect of townscape and landscape. Impacts are likely to be of minor to moderate significance depending on the detailed design and layout of the scheme. It is likely that impacts could be enhanced through the inclusion of an appropriate Landscape, National Forest and townscape or design policy within the Local Plan.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the option was reviewed systemically against the Sustainability Appraisal Objectives included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Woodville –Swadlincote Area Action Plan preferred options report (2008), HMA wide transport modelling, the Council's GIS constraints mapping, the South Derbyshire Strategic Flood Risk Assessment and Outline Water Cycle Study, the River Mease Water Catchment (provided by the Environment Agency) together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers, local schools, Education Authorities, and other stakeholders and members of the public.
- ii The key technical difficulty encountered in undertaking the appraisal related to uncertainty about the specific layout, scale and nature and land use mix of the site. This inevitably adds some uncertainty to the appraisal process. This uncertainty is significant as the actual effects that regeneration of the site could have on the environment, local communities and the economy could vary depending on site design and implementation. For example traffic impacts from a scheme would be based on an assumption about the mix of employment, housing and other

uses on the site. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites, for example through the inclusion of design and other topic policies within the Plan.

Potential Mitigation Measures Identified During the Review

iii Mitigation measures could include:

- The inclusion of regeneration policy to be included in the plan dealing specifically with this site. It could ensure that biodiversity gain and townscape character improvements are secured.
- The inclusion of a green infrastructure and or National Forest policy to ensure site regeneration is bought forward alongside open space tree planting and other appropriate habitat creation.
- The inclusion of a biodiversity policy to ensure any biodiversity losses are fully mitigated and site biodiversity is improved in the longer term.
- The inclusion of a design policy to ensure building design is sustainable and reflects local character and good design principles.
- The inclusion of an amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
- The inclusion of a landscape policy to ensure new development reflects local character and does not have unacceptable impacts on local Landscape
- The inclusion of heritage policy to ensure that new development does not significantly effect cultural and heritage assets.
- The inclusion of a flood risk/surface water policy to direct development away from areas at higher risk of flooding and ensure the use of sustainable urban drainage systems in new development
- The inclusion of a contaminated land or remediation policy to ensure sites are appropriately remediated ahead of proposed development.
- The inclusion of walking and cycling policy (linking back to the GI policy) to ensure that residents/workers have access to a range of non-car transport modes.
- The inclusion of a infrastructure policy to reflect the requirements set out in the Infrastructure Delivery Plan including the need for this site to deliver phase 2 of the Woodville Regeneration Route

6.14 ISSUE 13 STRATEGIC DISTRIBUTION

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- i No preferred option identified as the District Council, through its Local Plan is unable to allocate or determine this form of development project which is nationally significant and would be determined by the Secretary of State directly.

6.15 REVIEWING THE POTENTIAL FOR THEMATIC OPTIONS

6.16 ISSUE 14 DESIGN EXCELLENCE

Table 6.13: Design Excellence		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Moderate Major Positive Impact	The inclusion of an appropriate design policy could help ensure that all new development is designed around landscape elements on site helping to preserve biodiversity on site at the design and construction stage. The inclusion of new green infrastructure, habitat creation and tree planting which could be specified in a design excellence policy and could increase the diversity of habitats and species within the district over the medium to long term. Impacts would be of moderate to major significance and positive .
Population and Human Health		
to provide decent and affordable homes that meet local needs	Uncertain	Despite the inclusion of criteria to ensure the delivery of homes that meet local community need in BfL12, it was considered that a design policy could create some uncertainty in respect of affordable housing delivery, especially on sites where viability could be impacted by additional costs associated with high standards of urban design. By way of mitigation the Council will seek to include wording within any design policy to ensure that where viability could be affected by the additional cost of meeting BfL12 targets that the Authority will work with developers to deliver low or zero cost design enhancements to proposals sites. Subject to this mitigation the Authority considers that this policy would not undermine the objective of providing decent and affordable homes to meet local needs. Impacts would be positive and of moderate to major significance
to improve the health and well-being of the population	Minor Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to, and is well related to, existing and proposed open space and sports provision and other local facilities such as where need is identified. Impacts are likely to be positive and of minor to moderate significance.
to improve community safety and	Minor to	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of

reduce crime and fear of crime	Moderate Positive Impact	communities that feel safe and provide less opportunities for crime and antisocial behaviour, through for example the provision of public and private spaces that are overlooked, the inclusion of appropriate planting and street lighting and through the careful design of streets which can be used as social spaces. Impacts are likely to be positive and of minor to moderate significance
to improve educational achievement and improve the District's skills base	Minor Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of new or expanded social facilities close to where people live. It could also support infrastructure policies in the Plan. Impacts are likely to be positive and of minor significance
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor to Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of mixed communities with development which is well related to, and well served by existing or proposed local facilities. Impacts are likely to be positive and of minor to moderate significance.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Major Positive Impact	The inclusion of an appropriate design policy could ensure new homes and businesses are well related to public transport services and local community facilities and shops. In addition the inclusion of a design excellence policy could also support the delivery of new infrastructure and service where the need for such services can be demonstrated. Overall impacts are considered positive of major significance. Accessibility benefits could be supported through the inclusion of transport policy to require green travel plans to be submitted alongside development
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Major Positive Impact	The inclusion of an appropriate design policy could ensure new developments support existing public transport provision and improve access by walking and cycling. In addition design policies could also support the delivery of new infrastructure and services where the need for such services can be demonstrated, which in turn could reduce the need to travel to access local services. Well -designed homes could also help provide accommodation which could allow residents to home work. Overall impacts are considered positive and of major significance. Accessibility benefits could be supported through the inclusion of transport policy to require green travel plans to be submitted alongside development.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant impacts are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	No significant impacts are identified.

to enhance the vitality and viability of existing town and village centres	Minor to Moderate Positive Impact	The inclusion of a design excellence policy in the Plan could help ensure opportunities to enhance the vitality of existing town and village centres or existing or proposed local centres including through ensuring that new developments are well related to and well served by existing or proposed services and facilities. It could also help improve connectivity to nearby retail services and facilities. Impacts would be positive and of minor to moderate significance.
to improve the quality of new development and the existing built environment	Major Positive Impact	The inclusion of an appropriate design policy would significantly improve the quality of all aspects of the design of new developments and the existing built development. Impacts would be positive and of major significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Minor Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure adequate space is provided in new development for the storage of waste and recyclable materials and could therefore contribute towards helping site residents or occupier to recycle or compost waste. Impacts would be of minor to moderate significance.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Moderate Positive Impact	The promotion of sustainable construction and sustainable use of resource would be supported within a design excellence policy. In particular it would support the delivery of new development which is well served by local facilities and public transport. It could also support the delivery of efficiency and building regulations requirements. The inclusion of a design policy would therefore be positive and have a minor to moderate positive impact against this objective.
to reduce water, light, air and noise pollution	Minor Moderate to negative Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that diffuse water quality from new development is improved, for example through supporting requirements for SuDS within new development. In addition, a design policy could also have benefits in respect of controlling light or noise pollution effects. Impacts would be positive and of minor or moderate significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Uncertain	The inclusion of a design excellence policy in the local plan could help ensure that where greenfield sites are required to deliver new homes and businesses sites are used efficiently. However onerous policy requirements could reduce overall site densities. Impacts are uncertain
to reduce and manage flood risk and surface water run-off	Minor to Moderate Positive Impact	The inclusion of an appropriate design excellence policy in the Local Plan could support wider policies in the plan to reduce flood risk associated with surface water generation. Impacts would be positive and of minor to moderate significance.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development is well related to existing and proposed facilities and infrastructure and accessible by a range of transport modes. It could also contribute towards reducing flood risk, improving open space and improved energy performance through passive measures.
Cultural Heritage (including Architectural and Archaeological Heritage)		

to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor to Moderate Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development reflects local character and is sympathetic to locally present heritage features such as conservation areas and/or listed buildings. Impacts would be positive and of minor to moderate significance. The inclusion of an appropriate heritage policy could further enhance the protection of sites and would improve Plan performance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor to Moderate Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development reflects local character and is sympathetic to locally present heritage features. In addition it would encourage new developments to connect to existing urban areas and existing rights of way and wherever possible reuse locally important historic buildings within new development. Impacts would be positive and of minor or moderate significance.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor Moderate Positive Impact	<p>The inclusion of a design excellence policy within the Local Plan could help reduce the initial impacts of development on the local landscape and townscape. For example, requiring development to follow design codes such as BfL12 could help the Authority work with developers to ensure that existing landscape features are integrated into new development and that site design reflects rather than detracts from local landscape character</p> <p>The inclusion of a landscape policy in the Plan could further reduce landscape effects by providing more detailed landscape protection and enhancement measures.</p>

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of design excellence was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments supported by relevant studies and evidence including the Council's Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses.
- ii The key difficulties associated with this element of the appraisal relates to lack of long-term monitoring data in respect of urban design, and the quickly evolving nature of relevant legislation and design guidance, which makes predicting the performance of options difficult. In the absence of good quality data it is difficult to predict the likely effect of using a design policy informed by design code such as Building for Life to improve development. Nonetheless this assessment has been undertaken with the assistance of the Council's design excellence officer and predictions about the impact of a design policy based largely on professional judgement given the lack of evidence available.

Potential Mitigation Measures Identified During the Review

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- iii The Local Plan should include the following to help reinforce the performance of any design excellence policy to improve design:
- A viability clause to ensure that any design excellence policy to be included in the Plan does not undermine the delivery of sites which are of marginal viability.
 - A flood risk/surface water policy to direct development away from areas at higher risk of flooding and ensure the use of sustainable urban drainage systems in new development
 - A green infrastructure and/or National Forest policy to ensure new strategic development (and associated infrastructure) is bought forward alongside GI, tree planting and other appropriate habitat creation
 - A biodiversity policy to require that new strategic development (and associated infrastructure) is bought forward alongside appropriate habitat creation to ensure any biodiversity losses are fully mitigated and site biodiversity is improved in the longer term.
 - A walking and cycling policy (linking back to the GI policy) to ensure that residents/workers have access to a range of non- car transport modes.
 - An amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
 - A heritage policy to ensure that new development does not have a significant effect on surrounding cultural and heritage assets and contributes to the enhancement of cultural and heritage policies wherever possible.
 - A landscape policy to ensure new development reflects local character and does not have unacceptable impacts on local landscape and is enhanced wherever possible

6.17 ISSUE 15: ENERGY EFFICIENCY AND SUSTAINABLE CONSTRUCTION

Table 6.14: Rely on Building Regulations		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	No significant impacts are identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	No significant impacts are identified.
to improve the health and well-being of the population	Moderate Positive Impact	After 2016 all new homes will be operationally carbon neutral and the costs of heating new dwellings will be substantially lower than existing housing stock. Given the scale of growth proposed over the Plan period, A significant proportion of the total housing stock (around a quarter) in the district is likely to meet zero carbon standards by 2028. This development will allow occupiers to heat their homes more cheaply than existing housing stock and could significantly reduce energy costs for many of the districts residents. This option would therefore have moderate positive impact against this objective
to improve community safety and reduce crime and fear of crime	No Effect	No significant impacts are identified.
to improve educational achievement and improve the District's skills base	No Effect	No significant impacts are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	Improved efficiency standards delivered through building regulations should reduce domestic energy usage and hence costs associated with heating new homes. This could help tackle fuel poverty for residents living in modern development. Impacts would be positive and of moderate significance

Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Relying on building regulations changes may allow developers time to adapt to higher energy efficiency requirements for new homes and may reduce financial burden on developers in the current economic climate. This may help ensure the delivery of sites with marginal viability in the short term and could allow other developer contributions such as open space, sports facilities and education and health facilities to be prioritised although this is uncertain and short term/temporary .
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	No significant impacts are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant impacts are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	No significant impacts are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	No significant impacts are identified.
to improve the quality of new development and the existing built environment	Minor Positive Impact	Given the difficult economic climate and the marginal viability of some strategic sites in the district, waiting for building regulations to increase energy efficiency requirements of new homes could allow greater emphasis and resources to be targeted at urban design which remains a key priority of the Plan in the short term, whilst improving energy efficiency of new development post 2016. Impacts would be positive and of minor significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No significant impacts are identified.

to promote sustainable forms of construction and sustainable use of natural resources	Major Positive Impact	Relying on building regulations will lead to a long term improvement in the sustainability of new homes and will improve construction techniques where efficiency improvements are delivered through building fabric improvements. However benefits could take longer to come forward. Impacts are likely to be positive and of minor to moderate significance over the plan period. It is likely that impacts could be enhanced through the inclusion of an appropriate design policy within the Plan.
to reduce water, light, air and noise pollution	Moderate Positive Impact	A recent tightening of water usage standards in new homes within building regulations and SuDS legislation means that relying on existing legislation alone would help reduce levels of water pollution by limiting overall water usage in new development (and hence foul discharges post treatment) and by ensuring surface water is 'treated' on site prior to discharge to local watercourses. Impacts would be positive and of moderate significance over the plan period. Impacts could be enhanced through the inclusion of tighter water quality, water efficiency targets in the Plan and the inclusion of amenity and design policies in the Local Plan.
to minimise the irreversible loss of undeveloped (greenfield) land	Uncertain	The Councils preferred option of relying on build regulations and other statute to deliver sustainability improvements to new development would have an uncertain impact against this SA objective. This is because some sustainable construction measures could reduce the overall density of new development, for example orientating buildings to improve solar gain or other passive design measures.
to reduce and manage flood risk and surface water run-off	Moderate Positive Impact	The introduction of SuDS legislation could help reduce the likelihood of surface water flooding on new development sites. Impacts would be positive and of moderate significance.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Temporary Positive Impact	The scale of growth proposed will lead to an aggregate increase in carbon emissions in the Plan period. The inclusion of a policy in the plan to support renewable energy and sustainable construction could ensure increases are minimised and would have a minor temporary positive impact compared to including no policy in the Plan. In addition the implementation of SuDS requirements required under the Flood Management Act 2010 coupled with a surface water drainage policy and green infrastructure policy in the Local Plan will partially mitigate the negative effects of additional housing and employment development in the district.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor Positive Impact	It is unclear whether increased energy efficiency standards and sustainable construction required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are uncertain . However the inclusion of appropriate design and heritage policies could help safeguard the historic character of the district.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	No significant impacts are identified.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor to Moderate Negative Impact	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards integrating new renewable energy infrastructure such as wind turbines or large scale photovoltaics into strategic development schemes, this could make developments more difficult to screen than would otherwise be the case. Impacts are likely to be negative and of minor to moderate significance.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of energy efficiency and sustainable construction was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the Council's Annual Monitoring Report, the Council's GIS constraints mapping, the HMA Wide Cleaner Greener Energy Study, together with on-going and historic consultation responses.
- ii The key difficulties associated with this element of the appraisal relates the quickly evolving nature of relevant legislation. Since this appraisal was undertaken the government has completed its housing standards review and this has concluded that local Authorities should not set out housing standards which go beyond existing building regulations in Planning Policy documents. On this basis there are no realistic options to seek higher energy efficiency standards in new developments beyond those which could be delivered through building regulations. . Nonetheless the above appraisal does indicate that higher standards could be beneficial and as such the Council will keep this matter under review and should government policy change the Council will consider the appropriateness of updating its proposed Design SPD accordingly.

Potential Mitigation Measures Identified During the Review

- iii The Local Plan should include the following to help reinforce the performance of any energy efficiency and sustainable construction policy to improve building performance.
 - The inclusion of a design excellence policy could help ensure developers adopt sustainable construction techniques in bring forward new development
 - The inclusion of an appropriate energy policy to support the development of appropriate energy infrastructure in the district. generation in the District
 - The inclusion of a surface water policy requiring that sustainable urban drainage systems are included within new development in order to improve water quality by minimising diffuse pollution associated with urbanisation

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- The inclusion of a water efficiency policy to reduce overall water usage, and in turn restrict total effluent discharged to surface waters in the district
- The inclusion of an amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
- The inclusion of a green infrastructure and or National Forest policy to ensure new strategic development (and associated infrastructure) is bought forward alongside new development (this could make a minor contribution to urban cooling).
- Appropriate landscape and heritage policies to ensure that new development does not have a significant detrimental impact on surrounding cultural and heritage assets.

6.18 ISSUE 16 FLOOD RISK OPTIONS

Table 6.15: Allow Development in the Flood Plain Only in Exceptional Circumstances (as set out in the NPPF)		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Uncertain	New development in the floodplain could give rise to short term losses of BAP priority habitats and species, including post industrial sites, although development could also offer opportunity to improve green infrastructure networks locally. Impacts are uncertain . The inclusion of an appropriate biodiversity policy in the Local Plan could help ensure that any developments deliver long term biodiversity gain and prevent the fragmentation of green spaces or other ecological corridors within the floodplain.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Minor Positive Impact	Allowing new development including housing in the floodplain in exceptional circumstances could allow for new housing provision in all communities in South Derbyshire where there is an identified local need, including in those communities where flood risk exists across the whole settlement (i.e. communities such as Hatton, Scropton, Shardlow and Ambaston). Given the relatively small number of settlements which are wholly at flood risk impacts would be minor and positive significance.
to improve the health and well-being of	Minor	New development in the floodplain will increase properties located in areas at flood risk. This could impact of the wellbeing

the population	negative Impact	of new residents. Mitigation could be required in the policy consistent with that set out in the NPPF. For example that new development in at risk locations is: <ul style="list-style-type: none"> - Accompanied by a site based flood risk assessment which demonstrates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere. - Ensuring appropriate flood resilience and resistance, through the provision of safe access and escape routes. Subject to the inclusion of the above mitigation no significant residual impacts are likely.
to improve community safety and reduce crime and fear of crime	Minor Negative Impact	New development in the floodplain could lead to an increase in properties located in areas at flood risk. This could impact of the safety of local resident during flood events. Mitigation could be required in the policy consistent with that set out in the NPPF. For example that new development in at risk locations is: <ul style="list-style-type: none"> - Accompanied by a site based flood risk assessment - That new development is flood resilient and resistant and provides for safe access and escape routes Subject to the inclusion of the above mitigation no significant residual impacts are likely.
to improve educational achievement and improve the District's skills base	No Effect	No significant impacts are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	No significant impacts are identified.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Positive Impact	Allowing limited development (in exceptional circumstances), in the floodplain, could help support the provision of additional or enhanced facilities locally such as employment, retail or community facilities. Impacts are likely to be positive and of minor significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	No significant impacts are identified.

to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant impacts are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor to Moderate Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could work in tandem with a policy to allow extensions to existing businesses. Impacts would be of minor to moderate significance and could present opportunities to secure reductions to flood risk locally through direct measures to improve flood risk on site, or through financial contributions towards improvements to, or the maintenance of strategic infrastructure.
to enhance the vitality and viability of existing town and village centres	Minor Positive Impact	Provision of new development could help support existing local economies and secure funding for additional or enhanced facilities or services locally. Impacts would be positive and of minor significance.
to improve the quality of new development and the existing built environment	Minor Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites, or disused buildings can be bought back into reuse and do not blight local townscape character. Impacts would be positive and of minor significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No significant impacts are identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	No significant impacts are identified.
to reduce water, light, air and noise pollution	No Effect	No significant impacts are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites, or disused buildings can be bought back into reuse. Impacts would be positive and of minor to moderate significance.
to reduce and manage flood risk and surface water run-off	Minor Negative Impact	This option may allow limited new development in areas at flood risk (or future flood risk) where special justification exists. As such this policy could lead to an increase in flood risk. Impacts would be negative and of minor significance given that new development would be exceptional. However effects could be mitigated through requirements in any detailed policy to ensure that development is designed to reduce flood risk on and around the site. Post mitigation no significant residual impacts are identified.

Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	This option may allow limited new development in areas which will be at flood risk in the future as a result of climate change where special justification exists. Impacts would be negative and of minor significance. However effects could be mitigated through requirements in any detailed policy to ensure that development is designed to reduce flood risk on and around the site. Post mitigation no significant residual impacts are likely.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	No significant impacts are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	No significant impacts are identified.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites or derelict sites and/or disused buildings can be bought back into reuse and do not blight local townscape character. Impacts would be positive and of minor significance.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of water and flood risk was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the Council's, Level 1 Strategic Flood Risk Assessment, the HMA Outline Water Cycle Study, the Derby HMA Water Position Paper, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses.

- ii The key difficulties associated with this element of the appraisal relates to the fact that much of the flood risk modelling undertaken in South Derbyshire is relatively dated and in some cases includes inaccuracies. For example see [here](#). In addition modelling on some water courses is more detailed than on others. For example data on the outline of the functional floodplain is included in the Council's Level 1 Strategic Flood Risk Assessment (SFRA) and in many cases is based on the 1:25 year outline. However this flood outline has not been modelled on all watercourses which has led to flood Zone 3 being assumed as being functional on some smaller watercourses. In short the SFRA therefore overstates the flood risk in some locations. However the modelling and data that does exist provides a starting point for making development planning decisions (and undertaking Sustainability Appraisal), however given that modelling may not always yield results that fully reflects real world effects the Council considers that there is a need to adopt a more flexible approach for managing flood risk and in line with national requirements and will expect all strategic developments to be supported by appropriate flood risk assessments.

Potential Mitigation Measures Identified During the Review

- iii The Local Plan should include the following:
- A flood risk/surface water policy to direct development away from areas at higher risk of flooding within development sites and ensure the use of sustainable urban drainage systems in new development
 - Any policy should require that new developments be resilient to flood risk through appropriate design and layout
 - Any policy should seek to support long term objectives to improve water quality set out in the Water Framework Directive and restore watercourses to a more natural state where appropriate
 - Any policy should require that new development is accompanied by site based flood risk assessment which demonstrates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.

6.19 ISSUE 17: WATER SUPPLY OPTIONS

Table 6.16: Higher Standards: Specification of High Environmental Standards Relating to Water Supply¹⁶

¹⁶ Subject to Housing Standards Review Consultation.

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Negative Impact	<p>The receiving watercourses for treatment works located in Derby City, Claymills (Burton on Trent), Milton, Stanton, Coton Park and Overseal, Netherseal and Smisby are failing to meet water quality framework objectives. In addition the River Mease SSSI and SAC is failing to meet water quality standards set out in the Water Framework Directive and the Habitat Regulations in respect of nutrient loads. Poor water quality can have a negative impact on many species and habitats and unmitigated large scale growth could have a negative impact on designated sites and protected species. There is no large scale growth proposed in the River Mease SAC, nonetheless unmitigated growth outside of the Mease catchment could lead to a general decline in the quality of many of the District's watercourses as a result of point source pollution (direct discharges from treatment works). Impacts are negative and of minor to moderate significance.</p> <p>The inclusion of a water quality and flood risk policy in the Local Plan could further reduce diffuse pollution (general pollution from urban areas) from allocations and any windfall developments that come forward in the Plan period. Subject to mitigation no significant effects on designated species or habitats are likely.</p>
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	No significant impacts are identified.
to improve the health and well-being of the population	No Effect	No significant impacts are identified.
to improve community safety and reduce crime and fear of crime	No Effect	No significant impacts are identified.
to improve educational achievement and improve the District's skills base	No Effect	No significant impacts are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	The average Severn Trent Water bill is £335 per annum. By reducing water usage by around 1/3 (and by dealing with surface water on site rather than draining it to Severn Trent's sewerage network) average water bills could be reduced by more than £100 per annum for a typical household. This could help make water services more affordable and would benefit residents who live in modern accommodation. Impacts would be positive and of minor significance.
Material Assets		
To improve local accessibility to	No Effect	No significant impacts are identified.

healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Positive Impact	Reduction in water usage could help reduce water demand and waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. By way of example the measured dry weather flow (DWF) at Overseal treatment works is 379 m3/d. This treatment works has capacity to accommodate 275 dwellings before its DWF consent would be exceeded based on average water consumption per dwelling. However it could accommodate over 300 dwellings based on stricter water supply standards equivalent to 110 l/p/d.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant impacts are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	No significant impacts are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	No significant impacts are identified.
to improve the quality of new development and the existing built environment	Moderate Negative Impact	A policy to reduce water usage in new development could help improve the design of new development by encouraging developers to adopt rainwater harvesting to meet water requirements or bring forward the installation of fittings which support lower water use on site. However given the scale of new growth coupled with existing demand for water it is likely that on aggregate water demand within the HMA as a whole would increase by around 10% within the Plan period. Impacts are considered negative and of moderate significance. The inclusion of a design policy in the Local Plan could help ensure developers deliver developments which minimise resource use through the inclusion of water efficient fittings and fixtures and reuse of surface water on site.
Soil, Water and Air		
to minimise waste and increase the	No Effect	A reduction in water usage could help reduce waste water flows in to treatment works within or around the District

reuse and recycling of waste materials		including to Burton on Trent (Clay Mills) and Derby. This could further help reduce energy requirements for water companies and could encourage developers to adopt rainwater harvesting to meet stricter targets. Impacts would be positive and of minor significance.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Positive Impact	Improvements in water efficiency of new developments could reduce per person water usage by around ¼ compared to existing dwellings. Impacts would be positive and of minor significance. A direct reduction in water usage could also help reduce energy usage in treating and transporting potable and waste water.
to reduce water, light, air and noise pollution	Moderate Major Positive Impact	Increased water usage due to large scale growth would be partially mitigated by the adoption of stricter water usage standards in new development. This would help slow down the rate of additional discharges (which would reduce nutrients and other pollutants to local water courses – many of which do not meet environmental standards or targets). Impacts would be positive and of moderate to major significance compared to a Plan which does not make provision for reducing water demand. The inclusion of SuDS or surface water management policy in the Plan could ensure water is 'treated' ahead of discharge to local water courses and groundwater.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	No significant impacts are identified.
to reduce and manage flood risk and surface water run-off	No Effect	No significant impacts are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Moderate Long term Positive Impact	Enhanced improvements to water efficiency in new buildings (demand management) will help water companies to manage future water demand (even taking into account water losses associated with climate change) and balance water supply and needs. Impacts would be positive and of minor to moderate significance and long term (beyond the plan period).
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	No significant impacts are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	No significant impacts are identified.

Landscape		
to conserve and enhance the District's landscape and townscape character.	No Effect	No significant impacts are identified.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the Council's preferred option in respect of water supply was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the, the water resource management plans for Severn Trent and South Staffordshire Water, the Catchment abstraction licensing strategies for the Districts rivers published by the Environment Agency, the HMA Outline Water Cycle Study, the River Mease Water Quality Management Plan, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses including with the water companies, environmental agencies and other key stakeholders.
- ii The key difficulties associated with this element of the appraisal relates to the fact that water resource planning is undertaken by the relevant water companies in liaison with the Environment Agency and OFWAT. Water resource planning is not a function of the District Council and its role is limited to helping partnership agencies meet their own objectives and targets. In light of this, many of the assumptions made in this appraisal are that the water companies will be able to deliver the demand management and leakage reductions necessary to ensure that water supplies remain adequate for the plan period and that climate change predictions will be in line with expectations. Clearly however, there are significant uncertainties in respect of long term resource planning for water. Nonetheless the Authority is satisfied, given its desire to include a demand management policy in its plan that the assumptions which underpin the various resource strategies are sufficiently robust to allow the impacts of continued growth in respect of water resources to be understood up to the period 2028 and beyond.

Potential Mitigation Measures Identified During the Review

- iii The Local Plan should include the following:

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- The inclusion of a SuDS policy in the Local Plan could help reduce waste water flows to local sewage treatment works and could ensure that water treated on site does not lead to significant increases in nutrient and sediment loads in local watercourses.
- The inclusion of a design policy in the Plan could help ensure developers integrate water efficient fixtures and fittings in new development and encourage the reuse of surface water in order to reduce the need for water supplies from the mains.

6.20 ISSUE 18 WASTE AND SURFACE WATER OPTIONS

Table 6.17: The Specification of High Environmental Standards Relating to Surface Water Drainage

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Positive Impact	New development would increase surface water generation and will contribute towards diffuse and point source pollution in the districts rivers, however set against this the use of SuDS to could significantly improve the quality of surface water discharges, as nutrients, sediments and other pollutants could settle or be removes prior to discharge to water courses or discharge to ground. The provision of SuDS could also improve biodiversity on site and contribute towards the delivery of biodiversity action plan targets and species. Impacts would be positive and of minor to moderate significance. The inclusion of a water efficiency policy in the Part 1 Local Plan could further reduce water quality impacts from new development on the district's surface waters.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	No significant impacts are identified.
to improve the health and well-being of the population	No Effect	No significant impacts are identified.
to improve community safety and reduce crime and fear of crime	No Effect	No significant impacts are identified.
to improve educational achievement and improve the District's skills base	No Effect	No significant impacts are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	No significant impacts are identified.
Material Assets		
To improve local accessibility to	No Effect	No significant impacts are identified.

healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Positive Impact	The use of SuDs in accordance with national requirements could reduce wastewater flows to treatment works as surface water could be treated or stored on site and released directly in to local watercourses or discharged to the ground at controlled rates. Impacts are considered to be of moderate to major significance and positive as the separate collection and treatment of surface water would significantly reduce flows into the existing foul sewer network and would allow existing capacity or headroom within the sewer network and Waste Water Treatments Works to be utilised effectively.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant impacts are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	No significant impacts are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	No significant impacts are identified.
to improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	National requirements for dealing with surface water will help improve the quality of the built environment through providing opportunities to integrate GI and biodiversity gain into new development although there remains uncertainty about when enhanced SuDS requirements under the Flood and Water Management Act (2010) will be fully implemented. Post implementation impacts are considered and positive of minor to moderate significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	It is unclear whether national policy and guidance will promote rainwater harvesting of grey water recycling as part of the suite of measures to deliver sustainable urban drainage. Impacts are uncertain . The inclusion of a policy to promote the inclusion of rainwater harvesting or grey water recycling within a design policy may help improve the performance of this option.
to promote sustainable forms of	Moderate	Currently large scale developments on greenfield sites usually includes a basic SuDS scheme which treats water at

construction and sustainable use of natural resources	Positive Impact	source (usually by a system of engineered pipes which discharge to an attenuation pond before final discharge at greenfield rates to local watercourses) and as such a continuation of this policy would contribute towards the delivery of relatively sustainable construction. However following implementation of Schedule 3 of the Water and Flood Management Act, it is likely that developers will be required to provide SuDS schemes on smaller scale development projects and that these will be less engineered and more natural than many historic schemes. Impacts are therefore considered of moderate significance and positive . The inclusion of a requirement to work with developers and the SuDS approval body once Schedule 3 of the Act as implemented could enhance the performance of this option.
to reduce water, light, air and noise pollution	Minor Negative Impacts	The provision of SuDS on larger development sites (including strategic sites) would partially mitigate the impacts of surface water pollution by allowing the onsite treatment of water. However some impacts would still be expected on smaller sites, or where large sites discharge directly to local watercourses or without adequate attenuation, settlement or polishing of surface water. Impacts would be negative and of minor significance. The inclusion of a general water quality policy within Plan together with the implementation of schedule 3 of the Flood and Water Management Act would further reduce impacts of development. Subject to the above no significant residual impacts are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	Provision of SuDS schemes in new developments could increase greenfield land take and lead to lower density development. Impacts would be negative and of minor significance. However, the integration of SuDS within development sites could contribute to wider GI, biodiversity, open space and habitat creation objectives in the plan. Where such spaces are delivered as part of a site wide strategy and are multifunctional it is likely that land take solely for SuDS delivery can be avoided. The inclusion of GI, Biodiversity, Green Infrastructure, open space and design policies in the Plan could ensure that there are no residual impacts in respect of this SA object.
to reduce and manage flood risk and surface water run-off	Moderate to Major Positive Impact	Attenuation of surface water on site could significantly reduce flood risk within and around a new development sites by reducing the rate of discharge of surface waters into local watercourses. It could also reduce discharges to the foul water network by reducing flows into the sewer on previously developed sites. Impacts are likely to be positive and moderate to major significance. Flood risk could be further managed and impacts enhanced through the inclusion of an appropriate flood risk policy in the Local Plan.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	The reduction or control of surface water flows into local water courses could help reduce future flood risk which could occur as a result of climate change impacts, SuDS which discharge to ground could also help recharge ground water levels within stressed river catchments. Impacts are considered positive and of minor significance, but could be enhanced slightly through the inclusion of requirements in any SuDS policy to promote systems which mimic natural drainage patterns (rather than just discharge straight to local watercourses).
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	No significant impacts are identified.
to improve access to the cultural	No Effect	No significant impacts are identified.

heritage of the district for enjoyment and educational purposes		
Landscape		
to conserve and enhance the District's landscape and townscape character.	No Effect	No significant impacts are identified.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of options in respect of surface water drainage was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including, the South Derbyshire Level 1 Strategic Flood Risk Assessment, the HMA Outline Water Cycle Study, the Derby HMA Water Position Paper, the River Mease Water Quality Management Plan, the Preliminary Flood Risk Assessment produced by Derbyshire County Council, the Annual Monitoring Report, relevant Catchment Flood Management Plans, the Council's GIS constraints mapping, together with on-going and historic consultation responses including those from the water companies, The Environment Agency and the County Council as Lead Local Flood Authority and other key stakeholders.
- ii The key difficulties associated with this element of the appraisal relates to the fact that since 2010 there have been significant policy and legislative changes in respect of Sustainable Urban Drainage and Flood Management. In particular the implementation of the Flood and Water and Management Act in April 2010 has sought to tackle the governments growing concerns about surface water flooding. However some parts of the Act have yet to be implemented. It is expected that Schedule 3 of the Act will be implemented in the near future. This will require the inclusion of sustainable drainage of surface water in developments that require planning approval or have drainage implications. It will remove the automatic right, established by the Water Industry Act, to connect to public sewers and instead gives powers to local authorities as Sustainable Drainage Systems (SuDS) Approving Bodies (or SAB's) to approve new drainage systems and their connection to public sewers. SAB's will assess proposed sustainable drainage systems in accordance with a new National Standard.

- iii However, there remains some uncertainty as to whether Schedule 3 will come into force in this parliament (not least because of historic delays in the implementation of this part of the Act), moreover there remains some uncertainty about the capacity of Lead Local Flood Authorities to accommodate the additional administrative burden of approving and managing SUDS schemes as well as the scale of development which will require consent in respect of SuDS.

Potential Mitigation Measures Identified During the Review

- iv The Local Plan should include the following:
 - The inclusion of a water efficiency policy in the Local Plan could assist in the reducing diffuse water pollution impacts from new development and could help reduce foul and surface water flows into the sewer network and help preserve any headroom or spare capacity within Severn Trent’s infrastructure.
 - Any SuDS policy could require drainage systems to mimic natural drainage patterns through discharging to the ground where practicable and therefore help contribute towards ground water recharge and supporting base flows in local watercourses.
 - The inclusion of a Design policy in the Local Plan could help ensure developers integrate water efficient fixtures and fittings in new development.
 - The inclusion of general biodiversity habitat creation, open space and design policies in the Local Plan could ensure the delivery of multifunctional green infrastructure on site and could help ensure that development sites do not make inefficient use of land
 - The inclusion of a requirement to work with developers, Lead Local Flood Authorities and SuDS approval body’s once Schedule 3 of the Water and Flood Water Management Act is implemented could enhance the performance of any surface water management policy

6.21 ISSUE 19: AFFORDABLE HOUSING

Table 6.18: Increase requirement and inclusion of exceptions policy to accommodate delivery on greenfield sites in line with NPPF requirements

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites	No Effect	No significant impacts are identified.

and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District		
Population and Human Health		
to provide decent and affordable homes that meet local needs	Major Positive Impact	By lowering the threshold at which affordable homes will be required increased provision could be secured. By increasing the requirement for affordable homes and including an exception policy in the Plan, it would make a major positive contribution towards affordable housing delivery and would reduce the number of residents in the HMA whose housing needs are currently met through the private rented sector. However it is recognised that increased requirements could undermine some sites and the inclusion of a viability clause in any plan policy could help ensure that housing delivery does not stall where onerous requirements are set through policy.
to improve the health and well-being of the population	Moderate Major Positive Impact	The inclusion of a requirement for 30% affordable housing (gross) across all sites should allow the Authority to secure the affordable homes needed to fully meet the identified backlog and the need which that arise in the Plan period. This will allow residents access to homes that meet local needs and will make a significant contribution to the wellbeing of the district's residents. Impacts are considered to be positive and of moderate to major significance.
to improve community safety and reduce crime and fear of crime	No Effect	No significant impacts are identified.
to improve educational achievement and improve the District's skills base	No Effect	No significant impacts are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Major Positive Impact	The provision of additional affordable housing by requiring 30% of homes on sites over 15 units or 0.5ha will bring forward a greater number of homes to meet identified local need. Housing need in South Derbyshire is typically clustered around the Derby Urban Area and Swadlincote and South area where most growth is being sought. However additional growth is also being sought in village locations and housing need for these locations will be met partially through the Part 1 Local Plan and partly through a subsequent Part 2 local plan which will identify smaller residential sites. In the interim and in addition to the SHMA the inclusion of an exceptions policy in the (Part 1) Local Plan will provide flexibility to deliver affordable housing in appropriate villages where demand exists and sites are sustainable. As such the Council's preferred option consisting of Option 2 and a criteria-based policy is considered to have a major positive impact against this SA objective.
Material Assets		
To improve local accessibility to healthcare, education, employment	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations well served by public transport and well related to existing local village centres would help ensure that homes to meet rural needs are sustainable. It would also ensure that future residents,

food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		many of whom may not have access to a car, are able to use nearby services and shops. Impacts would be positive and of minor significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations well served by public transport would ensure that future residents (including those without access to a car) are able to access local facilities and services. Impacts would be positive and of minor significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant impacts are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations could help increase demand (albeit on a limited basis) for nearby shops and services. Impacts would be positive and of minor significance.
to enhance the vitality and viability of existing town and village centres	No Effect	No significant impacts are identified.
to improve the quality of new development and the existing built environment	Uncertain	Policies to deliver affordable homes are likely to have an uncertain impact. Notionally it is likely that affordable homes would have no impact on general design, although onerous requirements could affected other aspects of site delivery including urban design.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No significant impacts are identified.
to promote sustainable forms of construction and sustainable use of	No Effect	No significant impacts are identified.

natural resources		
to reduce water, light, air and noise pollution	No Effect	No significant impacts are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in near urban rural locations is likely to lead to the loss of some greenfield land within the Plan Period. However given the exceptional nature of this approach to securing affordable homes, losses would be relatively modest. Impacts would be negative and of minor significance.
to reduce and manage flood risk and surface water run-off	No Effect	No significant impacts are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effect	No significant impacts are identified.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations could impact on the setting of listed buildings or conservation areas which exist in many of the districts villages and surrounding areas. However impacts are uncertain and would be dependent on the location, scale and detailed design of developments. The inclusion of an appropriate design policy and heritage protection policy in the Local Plan could help minimise impacts on heritage assets as a result of new affordable housing delivery bought forward under any exceptions policy.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	No significant impacts are identified.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor Negative Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exceptions policy to secure the delivery of affordable homes in rural locations is likely to lead to limited further development on the edge of existing villages within the Plan period. However, it is unlikely that significant development will come forward under this policy as such impacts are likely to be negative and of minor significance. The inclusion of appropriate design and landscape policies in the plan could reduce the significance of this preferred option by ensuring appropriate site design, retention of local landscape elements and the delivery of appropriate landscape and screening.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. With respect to this issue key data which informed the assessment included The Derby HMA Strategic Housing Market Assessment, the Derby HMA Housing Requirement Study, the Council's Annual Monitoring Report, census data, mid-year population estimates, and historic consultation responses in respect of the identified options.
- ii No difficulties were encountered in undertaking this assessment

Potential Mitigation Measures Identified During the Review

- iii Mitigation measures could include:
 - The inclusion of a criteria based policy to support exceptions site supported by appropriate evidence could help ensure that locally based housing requirements can be fully met, where strategic growth is not proposed in the Local Plan.
 - The inclusion of an appropriate design policy in the Local Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on local character
 - The inclusion of an appropriate heritage policy in Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on heritage assets or their settings.
 - The inclusion of an appropriate landscape policy in the Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on the local landscape.

6.22 ISSUE 20 AREA BASED APPROACH TO HOUSING MIX AND DENSITY

Table 6.19: Area based approach		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	No significant impacts are identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Moderate Positive Impact	The Strategic Housing Market Assessment for the Derby HMA indicates that the greatest requirement is for 2- and 3-bedroom homes, with a higher requirement for smaller homes in the affordable sector; and stronger demand for larger family homes in the market sector. The inclusion of a specific area based policies could help ensure that the council is able to negotiate the appropriate mix of housing on site and this is monitored against identified need. Impacts are considered to be positive and of moderate significance.
to improve the health and well-being of the population	Minor to Moderate Positive Impact	This approach could allow the delivery of more flexible housing schemes. For example the provision of new bungalows which may need to be built at lower densities compared to sites typically submitted by developers. It could also allow for increased green infrastructure and open space provision which could improve opportunities for new and existing residents to access formal and informal recreation provision close to where they live. Impacts are considered to be minor to moderate significance and positive .
to improve community safety and reduce crime and fear of crime	No Effect	No significant impacts are identified.
to improve educational achievement and improve the District's skills base	No Effect	No significant impacts are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	No significant impacts are identified.

Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel by spreading out growth although this would dependent on the scale of growth, and the overall density of new developments. In contrast however lower density development could offer opportunities for new open space and other green infrastructure and recreation facilities on site. Impacts are uncertain .
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	See above
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant impacts are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	No significant impacts are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	No significant impacts are identified.
to improve the quality of new development and the existing built environment	Moderate to Major Positive Impact	This option would allow developments to be better designed and implemented to reflect local character, especially in many of the districts historic villages which are characterised by low density developments. In addition a flexible approach would allow higher density developments within existing largely built up areas which are well related to nearby services and well served by public transport services. Overall this policy would have a moderate to major positive impact in respect of helping to improve design quality. It could be further supported through the inclusion of appropriate design and heritage policies in the Local Plan.

Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No significant impacts are identified.
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	This policy could lead to the inefficient use of greenfield sites and could lead to greater resource use in respect of land take. However lower density development could help support the delivery of more sustainable homes, for example by allowing the development of homes which embrace passive heating and cooling, or onsite renewable or low carbon energy technologies (for example by reducing overshadowing by other properties which could increase opportunities for solar PV energy generation). Overall is considered impacts are uncertain and would be most likely to be determined by the detailed design and location of sites.
to reduce water, light, air and noise pollution	Minor to Moderate Positive Impact	An area based density approach may support the delivery of more land hungry and less engineered sustainable urban drainage schemes on site. This could provide opportunity to ensure surface water treatment mimics natural drainage patterns for example by discharge to ground (which allows water to be filtered and contributes to local water course baseflows and groundwater recharge) rather than attenuated in an engineered basin and discharged at an agreed rate directly to a local watercourse (which is the norm on existing sites within the district). Impacts are positive and of minor to moderate significance. The performance of this option could be enhanced by the inclusion of an appropriate surface water management policy in the Local Plan.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	A more flexible approach to building mix and density could lead to lower density development. This could trigger the need for additional greenfield releases to meet the districts full housing requirement. However, given that housing requirements for the Plan period are aimed mainly at smaller family homes (2 and 3 bed properties) and that even after a reduction in the smaller properties (such as flats and maisonettes), built on existing sites, densities have remained notably above the 30 dwellings per hectares recorded in historic monitoring periods, As such the Authority is considers that additional land losses above those already considered earlier in this appraisal would be neutral , or at worst could have a minor negative impact.
to reduce and manage flood risk and surface water run-off	Minor Positive Impact	Typically SuDS schemes have been included within larger greenfield developments within South Derbyshire. These have tended to consist of piped drainage systems which discharge into an attenuation pond which then discharges to a local water course at an agreed rate equivalent to local greenfield runoff rates. Clearly such schemes reduce flood risk but may not manage surface water generation fully within the site. Allowing lower density developments to come forward could help provide the space to deliver multifunctional SuDS systems which mimic natural drainage patterns and manage water within the site through discharge to ground. Impacts would be positive and of minor significance.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Uncertain	Less dense development patterns could provide beneficial impacts by allowing homes to be built to reduced energy requirements, for example by utilising passive solar gain, or appropriate shading. It could also assist in the delivery of green spaces and sustainable drainage systems on site which could provide areas of shade or contribute towards urban cooling of managing changes in food risk associated with climate change. Conversely however, lower density

		development on a large scale could lead to dispersed developments which may be more difficult to serve by public transport or non-car modes. Impacts are uncertain .
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor Moderate Positive Impact	A more flexible approach to development could allow for low-density developments around areas of heritage importance such as listed buildings or conservation areas and could allow designs to reflect the historic character of surrounding areas. Impacts are considered positive and of minor to moderate significance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	No significant impacts are identified.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Moderate to Major Positive Impact	A more flexible approach to development, which could allow developers to design softer transitional areas between the urban edge and countryside and could assist in integrating new development into the wider urban area by reflecting the existing urban vernacular. Impacts are considered to, positive and of moderate to major significance.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of housing density, mix and town cramming was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including, the Derby Housing Market Area Strategic Housing Market Assessment update, The Derby HMA Strategic Housing Land Availability Assessment, the South Derbyshire Level 1 Strategic Flood Risk Assessment, the HMA Outline Water Cycle Study, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses including with other developers and other key stakeholders.
- ii No significant difficulties were encountered in undertaking this part of the Sustainability Appraisal. However it is worth noting that the appraisal relies, in part, on anecdotal evidence about falling densities on larger housing sites. This seems to be a trend which has been picked up by the Council in its annual monitoring of completions, but at the time of writing only a single year's data was available which indicated a fall in

densities across large housing sites. Having reviewed recent planning permissions the Council is satisfied that this trend will feed through into completions, but will continue to monitor densities of new development going forward to test the assumptions made during this appraisal.

Potential Mitigation Measures Identified During the Review

- iii The Local Plan should include the following mitigation measures in respect of this issue:
 - The inclusion of an a sustainable construction or energy efficiency policy to ensure that new developments reflect the need to reduce energy and other natural resources including through design to allow passive heating and cooling and on site renewable and low carbon technologies.
 - The inclusion of a SUDS policy which requires schemes mimic natural drainage patterns through discharging to the ground where practicable in order that surface water is dealt with on site.
 - The inclusion of a design policy in the Local Plan could help ensure developers reflect local design character within new developments

6.23 ISSUE 21: SPECIAL HOUSING NEED

Table 6.20: Higher Targets on Specific Sites		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	No significant impacts are identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Moderate to Major Positive Impact	Encouraging the delivery of lifetime homes on specific sites would improve the quality of homes and their ability to meet the needs of the local community by ensuring that homes are built so that they can be adapted to meet residents changing needs. Targets could be set at a minimum requirement across all large sites over an identified threshold, but

		higher or lower targets pursued depending on the nature of the development, its location, locally identified need or viability. Impacts would be positive and of moderate to major significance.
to improve the health and well-being of the population	Moderate to Major Positive Impact	Encouraging the delivery of lifetime homes on specific sites over an identified size threshold in respect of lifetime homes would improve the adaptability and versatility of a notable proportion of new homes and improve their suitability to the changing needs of occupiers throughout their lives. Impacts would be positive and of moderate to major significance
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	The inclusion of a lifetime homes requirements could improve community safety by ensuring that homes are accessible for those with mobility issues both within and around the property. Impacts would be minor significance and positive .
to improve educational achievement and improve the District's skills base	No Effect	No significant impacts are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Moderate Positive Impact	Encouraging the delivery of lifetime homes on specific sites could help facilitate social inclusion and reduce deprivation associated with lack of appropriate and accessible housing. It could also provide one element of support to allow residents greater freedom to live independently. Impacts are positive and of minor to moderate significance.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Negative Impact	The introduction of lifetime homes could increase the cost of developments, which could undermine the delivery of local facilities and services associated with development (i.e. open space community centres etc.). However whilst such additional cost could reduce general access to facilities it is noted that the delivery of lifetime homes could deliver a minor improvement to accessibility (both within and around new homes) for residents with restricted mobility. Subject to the inclusion of an appropriate viability clause impacts are likely to be broadly positive and of minor significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	No significant impacts are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant impacts are identified.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	No significant impacts are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	No significant impacts are identified.
to improve the quality of new development and the existing built environment	No Effect	No significant impacts are identified.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	Minor Positive Impact	The provision of lifetime homes on some larger sites could help ensure that residents with mobility problems both have the space to store waste. It would also allow the fabric of new dwellings to be designed and constructed to allow easy adaptation. This could help reduce the need for significant alterations to building fabric which could generate waste during works. Impacts are positive and of minor significance
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	No significant impacts are identified.
to reduce water, light, air and noise pollution	No Effect	No significant impacts are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	No significant impacts are identified.
to reduce and manage flood risk and surface water run-off	No Effect	No significant impacts are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effect	No significant impacts are identified.

Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	No significant impacts are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	No significant impacts are identified.
Landscape		
to conserve and enhance the District's landscape and townscape character.	No Effect	No significant impacts are identified.

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Derby HMA Strategic Housing Market Assessment update, the Lifetime Homes website and historic consultation responses in respect of the identified options.
- ii Since the preparation of options considered in respect of special housing need, the government has undertaken a housing standards review and determined that the plethora of different standards sought through planning documents should be removed and housing standards defined through building regulation. This has effectively reduced the potential for securing lifetime homes through the Plan. Given that the only realistic option is to now rely on building regulations this will determine the Council's approach.

Potential Mitigation Measures Identified During the Review

- iii Mitigation could include:
 - The inclusion of a viability clause with in a special housing need policy or a standalone viability policy in the Plan to ensure that the deliverability of sites is not undermined by challenging requirements included in the policy.

6.24 ISSUE 22 TOWN CENTRES AND RETAIL

Table 6.21: Mixed use approach		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	No significant impacts are identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	No significant impacts are identified.
to improve the health and well-being of the population	No Effect	No significant impacts are identified.
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	A more flexible approach to development in town and village centres could help tackle vacant units and improve footfall at all times of the day. This wider mix of uses would extend the hours during which town and village centres are used and would increase natural surveillance which could help reduce crime and fear of crime and antisocial behaviour.

		Impacts are likely to be positive and of minor significance.
to improve educational achievement and improve the District's skills base	No Effect	No significant impacts are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Uncertain	A more flexible approach to development in town and village centres could help reduce vacant units and provide a short term improvement in retail and leisure offer for shoppers who rely on Swadlincote town centre or other local or village centres in the District. However, without adequate controls the long term loss of A1 retail (shops) could undermine the viability of the District's main town and village centres. Impacts are uncertain . In order to control losses any policy could seek to require marketing and other appropriate evidence to support the applications for the reuse of an A1 shop to other appropriate retail, leisure or community uses. Subject to the inclusion of such a clause within the Part 1 or subsequent Part 2 Local Plan impacts could be positive and of minor significance.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	No Effect	No significant impacts are identified.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	No significant impacts are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor Positive Impact	A more relaxed retail policy approach could accommodate alternative retail or leisure uses, or even temporary use of retail space (for example for 'pop up shops') and could help strengthen local retail offer in the short term whilst supporting new business start-ups in the retail sector. Impacts would be positive and of minor significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	This policy would allow for a more flexible approach in accommodating retail or other appropriate town centre uses in town and village centres and could help create new employment in retail, services, catering and financial services industry. Impacts would be positive and of minor significance.

to enhance the vitality and viability of existing town and village centres	Uncertain	Flexibility in allowing non A1 use in the core retail area could have a positive impact on the vitality of shopping areas in the short term by helping to remove barriers faced by new non retail based businesses who may wish to occupy town centre locations. However, without adequate controls the long term loss of A1 retail (shops) could undermine the viability of the districts main town and village centres. Overall impacts are therefore uncertain . In order to control losses any policy could seek to require marketing and other appropriate evidence to support the applications for the reuse of an A1 shop to other appropriate retail, leisure or community uses. Subject to the inclusion of such a clause within Part 1 or Part 2 Local Plan impacts could be positive and of minor significance.
to improve the quality of new development and the existing built environment	No Effect	No significant impacts are identified.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No significant impacts are identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	No significant impacts are identified.
to reduce water, light, air and noise pollution	No Effect	No significant impacts are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	No significant impacts are identified.
to reduce and manage flood risk and surface water run-off	No Effect	No significant impacts are identified.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effect	No significant impacts are identified.
Cultural Heritage (including Architectural and Archaeological Heritage)		

to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Flexibility in allowing non A1 uses in the core retail area could ensure historic buildings in Swadlincote town centre and village centres are kept in economic use. However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne (for example if shops were converted to residential dwellings or offices) which in turn could impact on the broader character of the area. Impacts are uncertain . The inclusion of an appropriate design policy, possibly supported by a subsequent design SPD could help ensure negative effects associated with changes of use from shops do not occur.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	Flexibility in allowing non A1 use in the core retail area could ensure historic buildings in Swadlincote town centre and village centres are kept in economic use and hence are maintained and are publicly accessible. However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne or the loss of public access to locally important buildings. Impacts are uncertain . As such it is not clear whether this policy could undermine objectives to improve access to heritage features.
Landscape		
to conserve and enhance the District's landscape and townscape character.	Uncertain	Flexibility in allowing non A1 use in the core retail area could ensure historic buildings in Swadlincote town centre remain in economic use and are maintained. (Note Swadlincote Town centre is a conservation area and has been improved in recent years through a combination of public realm improvements and improvements to shops fronts supported via a grant scheme operated by a range of heritage organisations and managed by the District Council, whilst Melbourne Village centre is also a conservation area). However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne (for example where shops are converted to residential dwellings or offices) which in turn could impact on the broader character and townscape of the area. Impacts are uncertain .

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. With respect to this issue key data which informed the assessment included information on vacancy rates in Swadlincote Town Centre (collected annually by the District Council), The Donaldson's Retail and Leisure Study for Swadlincote Town Centre (2005), The Swadlincote Town Centre Vision and Strategy. The Council's Annual Monitoring Report, and stakeholder responses to previous consultations regarding this issue.

- ii No technical difficulties were identified during this appraisal, however it is recognised by the Council that the much of the data now held by the Council in respect of retail issues is now dated and in particular predates a number of major planning permissions for retail and leisure facilities in the District including, the development of a Morrison’s Supermarket on part of the Wragg’s Pipework’s, the development of a cinema and number of large format shops, restaurants, a public house on the remainder of the Pipework’s site, an implemented extension to Sainsbury Supermarket, the loss of the former Quicksave site to residential use in Swadlincote Town Centre, and unimplemented planning permission for large format retail in Swadlincote on the Council Depot site and the development of a medium sized supermarket in Hilton village.

Potential Mitigation Measures Identified During the Review

- iii Mitigation measure could include:
- The inclusion of an appropriate design policy within the Part 1 or subsequent Part 2 Local Plan to help ensure that loss of shops or changes to shop fronts will not have an impact on the character of town and village centres.
 - The inclusion of an appropriate heritage policy, should be included in the Local Plan to help control impacts on conservation areas which include significant area of retail (including Swadlincote and Melbourne)
 - The inclusion of a marketing clause within any retail policy could help ensure that the loss of retail units is only permitted, where it can be demonstrated that premises have been adequately marketed

6.25 ISSUE 23: INFRASTRUCTURE

Table 6.22: Wider Developer Contributions and a combination of S106 and CIL

Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites	Minor to Moderate	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance green infrastructure and wildlife provision within the site. However using CIL could also allow improvements to or the management of sites located

and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Positive Impact	away from new development (and hence areas where pressure on existing green infrastructure could occur). Impacts would be further enhanced by allowing a broader range of development types to contribute towards new infrastructure. This could include within the River Mease SAC. Based on the selection of this hybrid option overall impacts are likely to be positive and of minor to moderate significance. The inclusion of a policy in the Local Plan to secure developer contributions from any windfall development in the Mease SAC could help ensure that new development does not affect the integrity of the SAC.
Population and Human Health		
to provide decent and affordable homes that meet local needs	Moderate to Major Positive Impact	The continued use of Section S106 could help to provide new housing (including affordable housing provision). Affordable homes provision cannot be via CIL as it is not infrastructure. Impacts of this policy are considered positive and long term and of a moderate to major significance.
to improve the health and well-being of the population	Moderate Positive Impact	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance informal and formal open space and leisure provision, accessible new habitat creation and health care facilities necessary to meet the requirement of local development, both on site, or where necessary offsite where pooled contributions are required for strategic scale infrastructure (for example contributions towards a local leisure centre). It could also create greater certainty regarding the timing and scale of infrastructure needed to support growth. Impacts would be positive , of moderate significance.
to improve community safety and reduce crime and fear of crime	Minor Moderate Positive Impact	A combination of s106 and CIL could provide opportunity to tackle crime or safety issues on and off site for example by supporting highways capacity/safety enhancements to local roads or the provision of new walking and cycling routes. Pooled funds could, in particular, help to create long distance cycling routes which facilitate greater number of cyclists using non-car based routes. Widening out developer contributions could enhance the performance of this option. Impacts would be positive and of minor to moderate significance.
to improve educational achievement and improve the District's skills base	Major Positive Impact	A combination of S106 and CIL could provide the most flexibility to deliver the new schools provision necessary to support housing growth. This is because growth at the scale proposed may require new schools to support growth. As such S106 funding to deliver expansion of schools may not provide a satisfactory solution education needs for the HMA. Typically larger schools, such as secondary schools, will need to be supported by a number of sites, in order to pool the contributions from the significant number of sites a CIL based tariff is likely to be required. The inclusion of a combined approach could allow such pooling of funds to pay for a secondary school to take place, but could allow smaller (lower cost) primary school provision (via extensions or new schools) to be delivered on site through any appropriate mechanism. Impacts are consider positive and of moderate to major significance.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Major Positive Impact	A combination of S106 and CIL could provide opportunity to secure funds for affordable homes, community services and facilities on specific sites, but could also allow funds to be aggregated up to provide other benefits such as improvements to public transport and non-car transport choice locally. Impacts could be positive and of major significance
Material Assets		
To improve local accessibility to healthcare, education, employment	Moderate Positive Impact	A combination of S106 and CIL could provide both the flexibility of S106 to deliver site based improvements to local services and facilities such as open space, community buildings or local/district shopping areas and the certainty and

food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		ability to pool contributions to deliver large projects allowed by CIL such as improvements to local public transport or built facilities such as leisure centres or schools. A widening of infrastructure requirements could also ensure other non-residential or commercial developments are able to deliver improvements in respect of accessibility, for example by supporting public transport, walking and cycling. Impacts are considered positive and long term and of moderate significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	A combination of S106 and CIL could provide both the flexibility of S106 to deliver site based improvement to local infrastructure (for example the management of SuDS or open space provision), However, the adoption of CIL could allow a coordinated approach to strategic infrastructure delivery including the provision of public transport, and walking and cycling infrastructure. Impacts are considered positive and long term and of moderate significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Uncertain	This combined approach could cause uncertainty about the level of contributions that may be required through Section 106. However this mechanism could also allow some flexibility to determine contributions based on local circumstance having regard to site viability etc. Subject to the inclusion of a viability clause within any Infrastructure policy residual impacts would be positive and of minor significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Uncertain	A combined approach to securing planning obligations could stymie new economic development proposals. It could also create uncertainty about developer contributions for different types of development. As such this approach could have an uncertain impact. However this mechanism could also allow some flexibility to determine contributions based on local circumstance having regard to site viability etc. Subject to the inclusion of a viability clause within any Infrastructure policy residual impacts would be positive and of minor significance.
to enhance the vitality and viability of existing town and village centres	Minor to Major Positive Impact	Developer contributions from CIL and S106 could be used to support town and village centres improvements either within development sites (for example where sites are derelict or under used), or immediately around existing built up areas. Impacts could be positive but of an uncertain magnitude, depending on the location of development and the characteristics of development site.
to improve the quality of new development and the existing built environment	Minor to Major Positive Impact	Developer contributions from CIL and S106 could be used to support town and village centres improvements, (for example contributions towards improvements to Swadlincote High Street have been secured from large scale retail development on the edge of the town centre). Impacts could be positive but of an uncertain magnitude depending on the location, scale and nature of developments
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No significant impacts identified.

to promote sustainable forms of construction and sustainable use of natural resources	No Effect	No significant impacts identified.
to reduce water, light, air and noise pollution	No Effect	No significant impacts identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	No significant impacts identified.
to reduce and manage flood risk and surface water run-off	Moderate to Major Positive Impact	A combination of contribution collection methods could allow flexibility to secure small scale on site flood protection works, such as the use and on-going maintenance of Sustainable urban Drainage Systems, or flood alleviation works. However the use of CIL could help the Authority collect funds from a number of developments which could contribute toward the construction or, or long term maintenance of large scale (strategic) works such as the Lower Dove Flood Risk Management Scheme, or the Lower Derwent Flood Risk Management Scheme. Impacts are considered to be positive, long term , and of a moderate to major significance.
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	A CIL and s106 approach to developer contributions could enable the development and on-going maintenance of new small scale GI such as sustainable drainage and open space to be secured on a site specific basis but could also facilitate the delivery of more strategic, large scale developments such as flood works, networks of open space or non-car infrastructure such as walking and cycling routes or public transport provision. Impacts are considered positive and of minor significance.
Cultural Heritage (including Architectural and Archaeological Heritage)		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor to Moderate Positive Impact	A CIL and s106 approach to developer contributions could enable new developments to contribute to identified heritage projects such as improvements to Swadlincote Town Centre, or the improvement and long term management of 'at risk' heritage assets. Impacts from this approach are considered to be positive and of a minor to moderate significance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor to Moderate Positive Impact	A CIL and s106 approach to developer contributions could enable new developments to contribute to, and improve access to identified heritage projects such as improvements to Swadlincote Town Centre, or the improvement and long term management of 'at risk' heritage assets. Impacts from this approach are considered to be positive , and of a minor to moderate significance.

Landscape		
to conserve and enhance the District's landscape and townscape character.	Minor to Major Positive Impact	A CIL and s106 approach to developer contributions could secure additional funds for landscape, townscape or environmental enhancement schemes, either on site where schemes have specific local impacts on townscape or landscape, or away from the sites where priorities to improve local landscape or townscape effects associated with development have been outlined (for example within the National Forest). Impacts from this approach are considered to positive, long term and of uncertain magnitude (depending on the scale, nature and location).

How the Assessment was Undertaken and Difficulties Encountered

- i This assessment was undertaken by the Planning Policy Team. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Derby HMA Transport Modelling, Transport Position Paper, Education Position Paper, Derby HMA Outline Water Cycle Study, Derby HMA Water Position Paper, Water Company Assessments of infrastructure impacts for preferred and non-preferred growth sites, electricity distribution companies assessments of infrastructure impacts for preferred and non-preferred sites. South Derbyshire Open Space, Sport and Recreation Assessment, South Derbyshire Playing Pitch Strategy and Sport England Built Facilities Mapping and consultation comments received back from local infrastructure providers, developers and local residents.
- ii No technical difficulties were identified during this appraisal; however it is recognised by the Council that since the initial consultation was undertaken in 2010 changes to legislation have reduced the reasonably available options to collect contributions to support growth. In particular changes to legislation will make relying solely on S106 or a Community Infrastructure Levy problematic. Nonetheless the appraisal does indicate that a hybrid approach, using both S106 and CIL is the most sustainable mechanism to managing infrastructure requirements.

Potential Mitigation Measures Identified During the Review

- iii Mitigation Measures could include:

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- The inclusion of a viability clause within the Plan could help ensure balance housing needs against infrastructure requirements.
- The production of an Infrastructure Delivery Plan (which considers issues such as infrastructure phasing and cost) could help ensure that infrastructure is bought forward at an in tandem with development.
- The production of an Infrastructure Delivery Plan would also allow utilities providers that cannot levy tariffs to deliver infrastructure to understand the scale and timing of growth. This could help inform their asset management and delivery over the plan period

6.26 ISSUE 24 GREEN BELT AND GREEN WEDGES.

Table 6.23: Retain Existing Greenbelts and Wedges		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
Biodiversity, Fauna and Flora		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Uncertain	The protection of greenbelt would provide continuity and protect greenfield sites from development, although many of the greenbelt sites in South Derbyshire have limited biodiversity interest. The protection of greenbelt land could however push development to other parts of the District which may have more biodiversity interest and could therefore have a negative impact on biodiversity. Overall an uncertain impact has been identified.
Population and Human Health		
to provide decent and affordable homes that meet local needs	No Effect	Given the limited scale of greenbelt in the District, the retention of greenbelts is unlikely to restrict housing developments to the extent that communities would not be able to access new housing provision. No significant Impacts identified
to improve the health and well-being of the population	Moderate Positive Impact	Protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city and these continue to have strong connections to the countryside beyond the city boundary. Impacts are likely to be positive and of moderate significance. A GI policy requiring new development reflects the location green wedges, or other open spaces could help ensure that new developments do not erode the importance of wedges in contributing to the health and well-being of Derby City and South Derbyshire residents.
to improve community safety and	No Effect	No significant Impacts Identified

reduce crime and fear of crime		
to improve educational achievement and improve the District's skills base	No Effect	No significant Impacts Identified
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	The continued general protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city accessible to communities in South Derbyshire and Derby City alike. The inclusion of appropriate green infrastructure and walking and cycling policies in the Local Plan could help ensure that new development located close to the green belt can contribute towards improved access. Impacts are positive and of potentially moderate significance.
Material Assets		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Positive Impact	The continued protection of greenbelt and expansion of green wedges could help improve public access locally to areas of informal and formal open space and could benefit existing and planned communities around the southern edge of the City or to the west of Swadlincote. The inclusion of appropriate green infrastructure and walking and cycling policies in the Local Plan could help ensure that new development located close to the green belt can contribute towards improved access. Impacts are positive and of minor or potentially moderate significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Negative or Neutral Impact	The retention of greenbelt to the west of Swadlincote and the south east of Derby, could, given the Council's preferred Growth Strategy of urban concentration, lead to significant growth around those areas outside of the greenbelt. This may place pressure on existing infrastructure in those locations where growth is directed. However in reality greenbelt is unlikely to halt development around the city (around Boulton Moor) or Swadlincote around Stanton given that both areas could accommodate some growth outside of the greenbelt. As such the retention of greenbelt will not frustrate the dispersal of development. As such the retention of greenbelt could have a minor negative or neutral Impact
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	No significant Impacts Identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	No significant Impacts Identified

to enhance the vitality and viability of existing town and village centres	No Effect	No significant Impacts Identified
to improve the quality of new development and the existing built environment	Moderate Major Positive Effect	The deletion of green belt could lead to the coalescence of distinct communities in the district with large settlements beyond the districts borders. This could undermine the identity of physically distinct rural communities such as Ambaston, Thulston, Shardlow and Aston and change their character. In retaining green belt and green wedge this will ensure coalescence does not take place and will help protect the identity of distinct communities in South Derbyshire. Impacts would be positive and of moderate to major significance.
Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No significant Impacts Identified
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	No significant Impacts Identified
to reduce water, light, air and noise pollution	No Effect	No significant Impacts Identified
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Positive Impact	The continued protection of greenbelt to the west of Swadlincote and south east of Derby would help constrain opportunities for greenfield development in these locations and could help support long term regeneration in the City and Swadlincote. However as both areas of greenbelt do not cover the entirety of the settlements clearly the impact of greenbelt in encouraging brownfield regeneration will be limited. Impacts are identified as being positive and of minor significance. The inclusion of an appropriate previously developed land policy would help support the purpose of greenbelt in respect of stimulating brownfield land reuse.
to reduce and manage flood risk and surface water run-off	No Effect	No significant Impacts identified
Climatic Factors		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effects	No significant Impacts identified
Cultural Heritage (including Architectural and Archaeological Heritage)		

to protect and enhance the cultural, architectural and archaeological heritage of the district.	Moderate to Major Positive Impact	A recent review of the greenbelt around Derby City in South Derbyshire states that “There are no historic towns in this location of the Greenbelt. However, the Greenbelt does play some part in protecting the heritage environment of this location, which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston-on-Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development. There are areas of open countryside in this location, for which the Greenbelt also provides important protection from inappropriate development”. The Swadlincote - Burton Greenbelt plays a similar role in protecting the setting of Bretby Hall historic park and garden. It is considered that the retention of greenbelt would have a moderate to major positive impact against this objective.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The retention of greenbelt and creation of green wedges may direct development away from key heritage assets such as Elvaston Castle and this may ensure that facilities remain separated from the wider urban area. However, the retention of green belt may restrict opportunities to secure improved connectivity of heritage assets or open up private land to public access. Impacts are uncertain .
Landscape		
to conserve and enhance the District’s landscape and townscape character.	Uncertain	The retention of green belt would have a local benefit by restricting growth to the west of Swadlincote or South East of Derby City, but growth is likely to be directed to areas not in the greenbelt. These may be more or less sensitive than local landscape around areas of greenbelt. Impacts are therefore uncertain

How the Assessment was Undertaken and Difficulties Encountered

i This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Technical Assessment of the Derby Principal Urban Area Green Belt (2012), The Landscape Character Assessment of Derbyshire, Areas of Multiple Environmental Sensitivity (AMES) Study, Derby City Council Green Wedge Review (2012), and consultation comments received back from key stakeholders, developers and local residents. No difficulties were encountered during this appraisal.

Potential Mitigation Measures Identified During the Review

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ii Mitigation measures could include:

- The inclusion of an appropriate GI policy and or walking and cycling policies in the Plan could help ensure green infrastructure provision can contribute to improving connectivity through and within the green belt and green wedges around the Derby Urban Area and Swadlincote.
- The inclusion of a brownfield land policy in the Local Plan could help support the purpose of the greenbelt in assisting urban regeneration and the recycling of land.
- The inclusion of an appropriate heritage/landscape policies in the Local Plan could help preserve the setting and special character of historic towns and villages around the edge of Derby and Swadlincote.

Section 7.0: Strategic Policies

The parts of the SEA Directive Requirements considered in the section:

The likely significant effects on the environment including issues such as biodiversity, population, human health, fauna, flora, soil, water air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan
A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) in compiling the required information

- 7.0.1 Following on from the appraisal of the broad, then the preferred strategic options (as set out in the previous 2 sections of this report), the Council has decided to reapply the sustainability appraisal process to the policies that have been drawn up to deliver the Council's preferred options for growth. The merit in undertaking this further stage of work is that the detail of individual policies can be tested against the SA framework and where appropriate policies amended to improve the environmental, social or economic performance.
- 7.0.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy measures under consideration. The ability to predict effects accurately is also limited by understanding of the baseline and (in particular) the future baseline.
- 7.0.3 In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made. In many instances it is not possible to predict likely significant effects, but it is possible to comment on the merits of the draft plan approach in more general terms.
- 7.0.4 It is important to note that effects are predicted taking into account the criteria presented within Regulations. So, for example, in appraising each policy a description of policy evolution has been provided together with any recommendations concerning how policy performance could be enhanced. In addition consideration has been given to the risks and uncertainties surrounding the policy if implemented as drafted, the short, medium and long term effects of the policy and any cumulative or synergistic impacts that could arise.

APPRAISAL FINDINGS

- 7.0.5 The appraisal of the draft plan is set out below within a series of tables – one for each of the policies included in the Plan. The appraisal is 'scored' using the same methodology used in Section 5 (Broad Options Appraisal). For the avoidance of doubt this is as follows

✓✓	Major beneficial effect
✓	Minor / Moderate beneficial effect
--	Neutral/no effect
X	Minor / Moderate undesirable effect
XX	Major undesirable effect
?	Uncertain effect

7.1 POLICY S1: SUSTAINABLE GROWTH STRATEGY

South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period 2011-28

This strategy will be developed through this part of the Local Plan – Part 1 with development allocations made alongside development management policies which will continue into Part 2 of the Local Plan.

The two parts of the Local Plan will ensure that the economic, social and environmental objectives set out in this Plan are fully addressed:

- i) Over the Plan Period (2011 to 2028) at least 12,618 dwellings will be built within South Derbyshire. The housing sites required will be met on a mixture of brownfield and greenfield sites with encouragement given to the reuse of previously developed land.
- ii) Retaining, promoting and regenerating employment development on sites in urban areas and other locations which already are, or could be in the future, well served by infrastructure, including public transport.
- iii) Provide new infrastructure to support the growth across the District. This will include new transport and education provision, and other services and facilities. This will be undertaken through obtaining appropriate planning obligations from future development and working alongside key stakeholders to ensure that existing and future requirements are considered.
- iv) Supporting and encouraging tourism within the District which makes an important contribution to the local economy. The District Council support The National Forest objectives including the increase of woodland cover. There will also be encouragement for healthy lifestyles through leisure pursuits, open space and greater accessibility for residents.
- v) It is essential that the District's heritage assets, landscape and rural character are protected, conserved and enhanced.

In bringing forward new development the Council will seek to ensure that the schemes respond to and address environmental and social issues including the need to tackle climate change, improve the quality of the built and natural environment, minimise resource use and improve access to services and facilities.

Policy S1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species), and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Growth Strategy	X	✓✓	?	?	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	X	✓✓	X	XX	✓	X	?	--	?	

Commentary

- 7.1.1 This is a strategic policy which will help deliver homes and businesses to meet objectively assessed housing and employment need. This policy is likely to deliver positive benefits by ensuring that South Derbyshire contributes to overall housing and commercial development needs in the Derby Housing Market Area (HMA) up to 2028. In the absence of the Plan, or without a policy, it is likely that homes and businesses would be delivered over the plan period to meet requirements set out in national planning policy. However in the absence of a coordinated strategy for growth, it is likely some of the benefits of growth could be lost due to a lack of a coordinated approach to development. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation and any proposed modifications to the plan following pre-submission consultation.
- 7.1.2 Part i of this policy sets out the intent to meet objectively assessed need. This policy will have a major beneficial effect in respect of delivering new homes and businesses to fulfil local needs within South Derbyshire and the wider HMA. This will help ensure the delivery of economic opportunities and a range of housing (including affordable housing) which in turn could contribute towards delivering sustainability objectives to promote social inclusion and reduce inequalities.
- 7.1.3 Part ii of this policy seeks to retain and promote commercial development in urban areas and other locations well served by infrastructure, including public transport. This requirement will help to ensure that the plan can have major beneficial impacts against objectives to make best use of existing infrastructure, improve opportunities for non-car travel and strengthen local urban and rural economies. It would also support the objective of delivering stable and sustainable levels of employment by minimising employment land losses in accessible areas and enhancing the vitality and viability of existing town and village centres. Part iii also requires that new development is supported by appropriate and necessary infrastructure. It specifically highlights schools and road infrastructure, although references the need for other services and facilities. As such, this aspect of the policy should further contribute towards improving accessibility, making the best use of infrastructure and helping to improve educational achievement by ensuring the provision of the schools places required, to meet increased demand for spaces.

- 7.1.4 This policy also seeks to encourage development on brownfield land in preference to greenfield sites. However, given the scale of growth required it is likely that a significant quantity of greenfield land would be lost within the plan period. A major negative impact is therefore assigned in respect of objectives to protect greenfield sites. Part iv seeks to support tourism development in general and further woodland provision in the National Forest in particular to drive further tourism and economic development in the District. This aspect of the policy was considered likely to support the vitality and viability of existing town and village centres; support stable and sustainable economic growth and diversify and strengthen local urban and rural economics.
- 7.1.5 Part v of this policy sets out the need for the environmental effects of development to be minimised. However, given the need for development to protect the environment where possible it is accepted that some aspects of development could have a negative effect on the environment where broader economic or social benefits of development requirements outweigh environmental effect. However the policy seeks to conserve and enhance environmental value wherever possible. Negative effects in respect of issues such as landscape, heritage and historic character, biodiversity and pollution given the significant urbanisation which will occur as a result of the number of new homes and area of new business space required.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal.

- 7.1.6 This policy was first included in the Draft Part 1 Local Plan and consulted upon in autumn 2013 as policy S1 A Strategy for Sustainable Growth. It will seek to deliver the Council's preferred option in respect of housing growth (this is set out at section 5.5.1 of this appraisal). No amendments have been made to this policy as a result of the sustainability appraisal. Two minor modifications to the wording of the policy have been made as a result of consultation responses received during the pre-submission consultation stage. Major modifications to this policy also were also made through the examination process including rebasing the start date of the Plan to 2011.

Risks and Uncertainties

- 7.1.7 The overall effectiveness of this strategic policy will be significantly affected, and will rely on the effectiveness of specific allocations and thematic policies to be included in the Part 1 and Part 2 Local Plans to deliver sustainable development.

Short, Medium and Long Term effects

- 7.1.8 This policy will deliver new homes and employment over the duration of the Plan period.

Cumulative or Synergistic Impacts

- 7.1.9 This policy will help to deliver wider HMA employment and housing needs, by locating growth which cannot be fully accommodated within the City of Derby, on the edge of the City in South Derbyshire, whilst seeking to meet district wide growth requirements in the remainder of the District. Development has been planned in combination with proposals in Derby City and Amber Valley to deliver infrastructure, services and facilities necessary to accommodate growth across the HMA and protect and enhance green infrastructure locally.

7.2: POLICY S2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to seek solutions, which mean that proposals secure development that improves the economic, social and environmental conditions in the area.

Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- i) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- ii) specific policies in that framework indicate that development should be restricted.

Policy S2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Presumption in Favour of Sustainable Development	?	✓✓	✓	--	--	✓✓	--	?	✓	✓✓	--	--	?	--	?	?	?	--	?	--	?

Commentary

- 7.2.1 This is a strategic policy which will help ensure that the homes and businesses necessary to meet strategic need come forward up to 2028. It incorporates a presumption in favour of sustainable development as set out in national guidance. The policy helps provide some flexibility by supporting sustainable development where no other policies in the plan are relevant to the proposal, or where policies are considered out of

date. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation. No substantive minor modifications are proposed to this policy following consultation on the pre-submission draft of the policy.

- 7.2.2 This policy is likely to have beneficial impacts in respect of providing decent and affordable homes, (by assisting in the maintenance of a five year supply of deliverable homes and by supporting exceptional housing or employment sites, where the benefits of development outweigh negative effects). In addition, in helping to ensure the delivery of employment land the plan will contribute towards to the achievement of stable and sustainable levels of economic growth and objectives to diversify and strengthen local urban and rural economies and create high quality employment opportunities. The provision of further employment opportunities could help address inequalities and deprivation across the district.
- 7.2.3 This policy could have uncertain impacts associated with unplanned development, although the extent of such impacts would be dependent on whether any proposals not in the Plan, come forward as well as the scale, nature and location of those proposals. In particular uncertain effects have been identified in respect of sustainability objectives to avoid damage to designated sites and species; make best use of infrastructure; reduce the need to travel, minimise waste; reduce pollution and greenfield land losses; reduce and manage flood risk; protect and enhance the cultural, architectural and archeological heritage of the district and conserve and enhance the districts landscape and townscape. However effects are likely to be moderated by the inclusion of appropriate policies to control effects on the natural environment, which are set out elsewhere in the Plan. Nonetheless, the policy, as worded, could lead to development that affects local environmental or cultural assets so long as it is demonstrated that the benefits of development outweigh the negative effects associated with proposals.
- 7.2.4 This policy is considered unlikely to have any discernible effects in respect of sustainability objectives to improve community safety improve educational achievement; to improve local accessibility; to enhance the vitality and viability of town and village centres; to improve the quality of new development; to promote sustainable forms of construction; to reduce and manage the effects of climate change and to improve access to cultural and heritage assets.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal.

- 7.2.5 This policy was first included in the Draft Part 1 Local Plan and consulted upon in autumn 2013 as Policy S2. No changes have been made to this policy as a result of its appraisal against the SA Framework.

Risks and Uncertainties

- 7.2.6 The overall effectiveness of this strategic policy will be significantly affected by other detailed policies set out in national planning guidance and elsewhere in the Local Plan or subsequent development plan documents such as the part 2 Local Plan. The plan will cover the period up to 2028 and effects will be throughout the Plan period.

Short, Medium and Long Term Effects

- 7.2.7 This policy could influence development control decisions through the whole of the Plan period to 2028.

Cumulative or Synergistic Impacts

7.2.8 This policy will help to deliver sustainable development in combination with Policy CP1 (a) in the Derby City Local Plan and emerging policies to be included in the emerging Amber Valley Local Plan. In combination, these policies will ensure that there is a presumption in favour of sustainable development and cross boundary growth to ensure the development needs of the whole Derby Housing Market Area are met for the duration of the Plan.

7.3 POLICY S3 ENVIRONMENTAL PERFORMANCE

The Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the Government's drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage where specific justification exists for seeking higher standards locally than those set out in building regulations

The Council will work collaboratively with developers, or other organisations wishing to bring their own environmental or social sustainability standards to market for utilisation on a voluntary basis.

Policy S3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✓✓
	To provide decent and affordable homes that meet local needs	✓✓
	To improve the health and well-being of the population	-
	To improve community safety and reduce crime and fear of crime	✓
	To improve educational achievement and improve the District's skills base	-
	To promote social inclusion and reduce inequalities associated with deprivation across the District	✓
	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✓
	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	-
	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	-
	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	-
	To enhance the vitality and viability of existing town and village centres	-
	To improve the quality of new development and the existing built environment	✓✓
	To minimise waste and increase the reuse and recycling of waste materials	?
	To promote sustainable forms of construction and sustainable use of natural resources	✓✓
	To reduce water, light, air and noise pollution	?
	To minimise the irreversible loss of undeveloped (greenfield) land	?
	To reduce and manage flood risk and surface water runoff	✓
	To reduce and manage the impacts of climate change and the District's contribution towards the causes	✓✓
	To protect and enhance the cultural, architectural and archaeological heritage of the District	?
	To improve access to the cultural heritage of the District for enjoyment and educational purposes	?
	To conserve and enhance the District's landscape and townscape character	?
Environmental Performance of New Development		

Commentary

- 7.3.1 This is a strategic policy which seeks to support the move towards more sustainable development. It assumes that the government will introduce an approach to deliver specific standards in respect of accessibility, space, domestic security, water efficiency and energy in advance of integrating higher standards into building regulations. The government's preferred approach announced as part of the housing standards review in 2013 is to increase standards within a 'nationally described standards set' within the National Planning Policy Framework, ahead of integrating standards into building regulations in the future. The developer will have to meet the standards included in the standards set only where it is viable to do so. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation and consultation responses on the pre-submission version of the Local Plan.
- 7.3.2 Based on the above it is considered that this policy will have benefits in respect of SA objectives to provide decent and affordable homes, improving the quality of new development, promoting sustainable forms of construction and reducing and managing the effects of climate change. Other benefits are likely in respect of objectives to improve community safety and promote social inclusion (through the delivery of accessible developments). Uncertain effects have been highlighted in respect of objectives to minimise waste and the irreversible loss of greenfield land (as it is unclear whether standards could affect the design or density of new homes). Uncertain effects are also recorded in respect of objectives to reduce pollution, protect and enhance cultural heritage, and improve access to these and in respect of landscape and townscape. It is unclear whether any of these issues could fall within the scope of standards included in the nationally described standards set or whether standards could indirectly affect how sites perform in respect of these sustainability objectives.
- 7.3.3 No discernible effects have been identified as likely in respect of objectives to protect and enhance biodiversity; improve health and wellbeing; improve educational achievement; make best use of existing infrastructure; achieve stable and sustainable development; diversify and strengthen local urban and rural economies and enhance the vitality and viability of local town and village centres.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal.

- 7.3.4 This policy is an amalgamation and amendment of two policies (Policy SD1 and SD2) included in the Draft Part 1 Local Plan and consulted upon in autumn 2013. Amendments have been made to these policies to reflect the government preferred mechanism to deliver sustainable buildings and more sustainable development through the building regulations which will deal with issues such as accessibility, space, domestic security, water efficiency and energy subject to viability.

Risks and Uncertainties

- 7.3.5 This policy seeks to support the government's approach to sustainable homes. There remains potential for further policy change up to 2028 .

Short, Medium and Long Term effects

- 7.3.6 This policy as drafted could support the delivery of more sustainable buildings over the life of the Plan.

Cumulative or Synergistic Impacts

- 7.3.7 This policy could work in combination with other thematic policies in the plan to improve the environmental performance of building and development sites including policies SD2 (Flood Risk), SD3 (Sustainable Water Supply Drainage and Sewerage) and BNE1 (Design Excellence).

7.4 POLICY S4: HOUSING STRATEGY

Provision will be made in this plan for at least 12,618 additional dwellings over the plan period.

The dwellings will be split between the Local Plan Part 1 and 2 as follows:

- A) Part 1 - Strategic sites (greater than 99 dwellings) allocated to accommodate the majority of the target
- B) The Part 1 allocations will be made according to the following strategy:
 - i) Urban Areas – Swadlincote, edge of Derby and Edge of Burton on Trent
 - ii) Key Service Villages – Strategic sites in Aston on Trent, Etwall, Hatton, Hilton and Repton.
- C) Local Plan Part 2 600 dwellings, will be allocated across non-strategic sites (less than 100 dwellings)
- D) The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.

Policy S4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Housing Strategy	X	✓✓	✓	--	?	✓✓	--	--	✓	✓	✓	--	X	X	X	XX	--	X	?	?	X

Commentary

- 7.4.1 This is a strategic policy that sets out the overall minimum housing requirement for South Derbyshire to 2028. It includes a breakdown of the number of homes to be delivered via the Part 1 Local Plan, together with those through the Part 2 Local Plan.
- 7.4.2 This policy will generally have a major beneficial impact in respect of sustainability objectives to deliver new homes and promote social inclusion (by ensuring the adequate supply of homes to meet market and affordable housing needs). It will also have beneficial effects in respect of improving the health and wellbeing of residents, delivering economic growth (The level of growth proposed could add £67m to the district economy each year and add 800-1100 working age people). This will in turn support vitality of local areas. In contrast, by outlining the requirement for 12,618 homes to 2028. (Broadly equivalent to one third of the existing housing stock at 2008). New development would lead to increased resource use and waste generation locally, increased pollution, further greenfield land losses to accommodate growth, increased carbon emissions which could contribute to climate change and additional biodiversity/geodiversity and landscape and townscape impacts associated with new housing development. However, the magnitude of any negative effects will be significantly affected by the location of sites and the detailed policies set out in national planning guidance and elsewhere in the Local Plan and by the site locations in which growth is proposed. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation and minor modifications to the policy following the pre-submission consultation on the Part 1 Local Plan.

- 7.4.3 On its own this policy is unlikely to have any significant effects in respect of sustainability objectives to improve community safety; improve accessibility, make use of existing infrastructure and reduce the need to travel, improve the quality of new development and reduce and manage flood risk, although wider policies in the plan could contribute towards the delivery of these objectives by specifying minimum standards or actions to be delivered through new housing growth. Uncertain effects are likely in respect sustainability objectives to protect and enhance cultural heritage and improve access to such features and to improve educational achievement.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.4.4 This policy was first included in the Draft Part 1 Local Plan consulted upon in Autumn 2013. However the policy was previously titled Housing need and was numbered Policy S3. There were no substantive changes to this policy arising from the Draft Local Plan Consultation and no changes as a result of the sustainability appraisal of the draft policy; however, notable changes were made to the policy subsequent to the pre-submission consultation held in March 2014. The spatial strategy for new homes around the DUA and remainder of the district is articulated through the housing policies in the plan reflect the Council's preferred distribution options in respect of housing. More information of the Council's preferred spatial strategy in respect of housing is set out at Policy S1 and sections 5.5.3-5.5.5 of this appraisal). A number of major modifications were made to this policy through the examination process including amending the housing requirement to reflect the rebased start date for the Plan.

Risks and Uncertainties

- 7.4.5 The overall effectiveness of this strategic policy will be significantly affected by other detailed policies set out in national planning guidance and Local Plan. The plan will cover the period up to 2028 and effects will be throughout the Plan period. Moreover, the delivery of this number of homes will be dependent on the detailed delivery of housing allocations included in the Part 1 Local Plan. The Council has assessed the individual housing sites proposed and is satisfied that that proposed sites can fully meet Part 1 requirements in the round (although the actual number of homes may be more or less than indicative numbers assigned in the Plan in some cases). However whilst the Council has included a housing requirement to be met through the Part 2 Local Plan and through 'windfalls' at present there remains significant uncertainty about the specific locations of growth which will be delivered to meet these requirements.

Short, Medium and Long Term effects

- 7.4.6 This policy seeks to ensure the delivery of strategic housing sites which will be phased across the housing trajectory to reflect a gradual recovery in the housing market to 2016. As such impacts of housing delivery would be less during the early part of the plan period but could be more pronounced beyond 2016 as housing delivery increases to offset lower rates of provision early in the plan period as the economy recovers. However, in adopting a plan, and associated Infrastructure Development Plan the Council can seek to provide the required infrastructure necessary to support growth and plan development comprehensively to allow the more effective mitigation of effects (for example by delivering new infrastructure in a timely fashion).

Cumulative or Synergistic Impacts

- 7.4.7 This policy will deliver new homes in South Derbyshire to meet local housing needs and the needs of the wider Derby Housing Market Area. It will work in combination with Policy CP6 in the Derby City Local Plan and emerging policy to be included in the Amber Valley Local Plan. Together these policies will ensure that the objectively assessed housing need across the housing Market Area to 2028 is fully met.

7.5: POLICY S5: EMPLOYMENT LAND NEED

Provision across a range of sites, including allocations, will be made for the development of a minimum 53 ha net additional land for industrial and business development in support of the Economic Strategies of the Council and D2N2 Local Enterprise Partnership.

Policy S5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Employment Land Need	?	--	✓	--	?	✓✓	✓	?	✓✓	✓✓	✓	?	X	?	X	X	?	X	?	?	X

Commentary

7.5.1 This is a strategic policy that sets out the overall minimum employment land requirement for South Derbyshire to 2028.

7.5.2 This policy would have major beneficial effects in respect of sustainability objectives to achieve stable and sustainable economic growth and to strengthen local urban and rural economies by meeting identified employment needs which have regard to housing growth within the plan period. This growth will reduce employment deprivation and tackle inequalities locally. Less significant benefits have been identified in respect of objectives to improve health and wellbeing (by ensuring that employment opportunities are accessible and available locally) and by supporting the vitality of existing towns and villages where new employment provision is made. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation. A further minor modification to this policy is proposed following the pre-submission consultation on the plan undertaken in March 2014.

7.5.3 However the provision of new employment land would have a number of negative effects on the environment. Given the relatively modest scale of employment land provision proposed (53ha) and having regard to the fact that much of the land needed to meet needs to 2028 (35ha) already has planning consent (and in effect will not be delivered as a result of this plan) no significant negative effects are likely. However this

policy would nonetheless have negative effects in respect of sustainability objectives to minimise waste (as new development is likely to lead to an aggregate increase in waste generation); lead to water, air, noise or light pollution (as new development could increase urban diffuse pollution or increase foul flows to treatment works, increase light pollution or noise (especially where operation is 24 hours), or increase discharges to water or air (although these would have to be permitted under other legislation). Development would also lead to the further (albeit limited) loss of greenfield land and could detract from local landscape or townscape character.

- 7.5.4 This policy would have uncertain effects in respect of objectives to avoid damage to designated sites; improve educational achievement; make best use of existing infrastructure; improve the quality of new development; promote sustainable forms of construction, to reduce and manage flood risk; protect and enhance cultural heritage and provide access to cultural heritage. This uncertainty arises as impacts would be defined by the specific location or nature of development rather than the amount of development proposed (for example whether growth would affect the setting of heritage features, lead to increased flood risk or affect wildlife sites would be determined by relationship of the site to such features and detailed layout and design of employment proposals. Policies to be included elsewhere in the plan could help control the nature of such effects.
- 7.5.5 No effects have been identified in respect of objectives to provide decent and affordable homes; improve community safety and reduce crime and fear of crime.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.5.6 This policy is first included Pre-submission Draft Local Plan consulted upon in Spring 2014. However this policy formerly comprised the opening requirement of Policy E1, however subsequent to the close of this consultation the overall employment land requirement has been shifted into a strategic policy to clearly articulate overall employment need to 2028. There have been no substantive changes to this policy in respect of overall employment need and no changes as a result of the sustainability appraisal. No substantive changes to this policy are proposed as a result of consultation responses received during the pre-submission consultation. This policy will help deliver the Council's preferred option in respect of strategic employment land provision within the DUA and remainder of the district. More information on the council's preferred option in respect of employment can be viewed in sections 5.5.6 and 5.5.10 of this document. A major modification to this plan was made during examination to require a **minimum** of 53ha of employment land be delivered in the plan period

Risks and Uncertainties

- 7.5.7 The plan deals with employment land need to accommodate local requirements. However there is potential for strategic developments (for example a new Strategic Rail Freight Interchange being promoted in the District) to come forward within the Plan period which could deliver employment land provision well beyond that identified in the plan to meet local requirements. Such provision would fall outside the scope of this plan as it is a nationally Significant Infrastructure Project but could have an impact on longer term local employment needs.

Short, Medium and Long Term effects

7.5.8 Most of the sites included in this policy are existing (adopted) Local Plan commitments, and benefit from outline planning consent and will be delivered even in the absence of the Part 1 Local Plan up to 2028. However actual delivery of sites will be largely influenced by the general health of the economy and could remain constrained in the shorter term as a result of the prevailing economic conditions.

Cumulative and Synergistic Impacts

7.5.9 Employment land provision in South Derbyshire will complement that made elsewhere in the Derby HMA including in Derby City. In particular Policy CP10 (Employment Locations) of the emerging Derby City Local Plan makes provision for 199ha of employment land. The provision of sites on the urban edge, and close to South Derbyshire (Derby Commercial Park-Raynesway and Land south of Wilmore Road) will contribute to the overall employment needs of the district and the allocation of sites reflects the location and apportionment of new development across the HMA.

7.6 POLICY S6: SUSTAINABLE ACCESS

A) The Council will seek to:

- i) minimise the need to travel;
- ii) make the most efficient use of transport infrastructure and services;
- iii) encourage modal shift away from the private car and road based freight toward walking, cycling, public transport and rail freight; and
- iv) support transport measures that address accessibility safety, amenity, health, social, environmental and economic needs, both current and forecast.

B): This will be achieved by seeking:

- i) patterns of development that enable travelling distances to be minimised and that make best use of existing transport infrastructure and services;
- ii) the provision of new or enhanced walking, cycling, public transport and rail freight services and infrastructure and, where needs cannot be met by the aforementioned means, highway and car/lorry parking infrastructure; and
- iii) the use of promotional measures and improved communication to encourage sustainable travel.

Policy S6		To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Access	?	--	✓✓	✓✓	--	✓✓	✓✓	✓✓	✓	✓	✓	✓✓	--	✓✓	✓	X	--	X	?	✓	X	

Commentary

- 7.6.1 This is a strategic policy that seeks to minimise the need to travel, or deal with transport demands through non car modes ahead of new road provision.
- 7.6.2 Having reviewed this policy against the sustainability appraisal objectives is likely that the policy would deliver major beneficial effects in respect of improving health and safety (as the policy would push developers towards non car travel and will require improvements to existing, or new cycle paths, walking routes as well seek to secure highways safety/capacity improvements where appropriate). The policy would also perform strongly against the SA objective to promote social inclusion and improve accessibility as it seeks to minimise the need to travel and hence improving accessibility for all-including those without access to a private car. The policy also requires the provision of new, or improvement to existing public transport or non-car travel modes, again benefiting those without a car. This approach was also considered to have a major beneficial effect in respect of objectives to make best use of infrastructure (as providing a wide range of transport choice and minimising the need to travel would allow existing roads or transport services to accommodate growth more effectively and could help facilitate a modal shift away from car use in respect of existing users) so long as new infrastructure is delivered in a timely manner and in tandem with new development. This policy was also considered likely to have major beneficial effects in respect of objectives to improve the quality of new development (this policy would help ensure permeability through new development sites and will ensure good connectivity to surrounding developments) and make new developments more pedestrian and cycle friendly. This policy would also make a significant contribution towards facilitating more sustainable forms of construction and sustainable use of natural resources by providing developments that are not reliant on car based travel to access services and facilities. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

- 7.6.3 This policy was also considered as likely to have minor positive effects in respect of objectives to achieve stable and sustainable levels of economic growth; diversify and strengthen local urban and rural economies and enhance the vitality and viability of local centres. This is because a policy to minimise travel would ensure that new development are well related to, and accessible to existing or proposed businesses and village/local centres. New development would therefore ensure good access to nearby customers or employees and could help sustain the districts economy. This policy is also expected to improve accessibility to the district's cultural heritage, for example by strengthening walking and cycling links between new development sites and surrounding heritage features such as village conservation areas, or historic parks and gardens etc.
- 7.6.4 Uncertain effects have been assigned against objectives to avoid damage to designated sites and reduce the impact of heritage assets. This uncertainty stems from the fact that many of the existing footpaths and cycle paths within the district comprise former railways cuttings or historic routes and in many case the upgrading of these could negatively affect existing wildlife sites or heritage assets. However, such impacts would need to be balanced against the potential for this policy to suppress the need for significant new road building which could also have negative effects on heritage and wildlife assets.
- 7.6.5 Minor negative effects are likely in respect of objectives to minimise the loss of irreversible land, to reduce and manage the impacts of climate change and conserve and enhance landscape character. These impacts are identified as whilst the policy will seek to minimise road building, it could nonetheless facilitate some road, cycling and footpath creation. As such whilst this policy would help suppress the overall level of greenfield land losses or impacts on the landscape or in respect of climate change, this policy could still lead to a negative effects as it would increase overall transport and could increase overall traffic levels
- 7.6.6 This policy is unlikely to have any discernible effects in respect of objectives to provide decent and affordable homes, improve educational attainment, minimise waste, and reduce and manage flood risk.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.6.7 This policy previously formed Sections A and B of Policy I2 in the Draft Part 1 Local Plan consulted upon in autumn 2013 and has been included a strategic policy within the pre-submission Local Plan published on Spring 2014. No substantive modifications are proposed to this policy as a result of the pre-submission consultation. The policy was is drafted to ensure the Councils preferred approach to transport delivery (a combination of demand management, measures to increase use of alternatives to the private car and highways based improvements) would be delivered through the Plan (further information on the Council transport options can be viewed at sections 5.5.7 and 5.5.11 of this appraisal).
- 7.6.8 There have been no changes to this policy as a result of appraisal against the SA Framework.

Risks and Uncertainties

- 7.6.9 This is a strategic policy and individual site performance is likely to be significantly influenced by the constraints or opportunities on site. Nonetheless this policy will generally inform site delivery through the Part 1 Local Plan as well as guide the location and design of smaller sites through the Part 2 Local Plan, or sites which come forward as windfalls.
- 7.6.10 Further uncertainty is likely as a result of the strategies and programmes of other agencies. For example the delivery of significant infrastructure around sites (for example by Highways England or the County Council), could affect transport choice of local residents. This appraisal has sought to identify strategic infrastructure provision which could affect development within the plan period within its IDP and where information is known about proposed projects it has fed into the appraisal of options and sites. Nonetheless there remains potential for further (unidentified) infrastructure to come forward within the Plan period. Where this requires planning consent the Council will seek to ensure that proposals do not undermine the transport or wider development strategy set out in this or other parts of the Local Plan.

Short, Medium and Long Term effects

- 7.6.11 Effects will be for the duration of the plan and beyond. The provision of some strategic infrastructure necessary to facilitate growth through the plan period (for example the South Derbyshire Integrated Transport Link, Woodville Regeneration Route etc.) could have a notable effect in improving traffic movement in the short to medium term by increasing capacity at some junctions or along some transport corridors during the early to middle part of the Plan period. In the longer term however this capacity would be utilised as sites are built out. Generally, however most new transport infrastructure, local road improvements, walking and cycling routes or extensions to existing bus services will be closely aligned with site build out and improvements will take place across the plan period as sites come forward.

Cumulative and Synergistic Impacts

- 7.6.12 This policy would work in combination with draft policies included in the Draft Derby City Transport Plan in particular Policy CP23 Delivering a Sustainable Transport Network and CP24 Strategic Implementation. It is likely that policies in both plans would, in synergy, allow for the significant improvement of transport facilities within and close to the edge of Derby. Such improvements could include highways capacity improvements, increased public transport penetration of new development sites, the provision of a new park and ride sites, improved walking and cycling provision and better site connectivity and permeability across and between derby urban fringe sites.

7.7 POLICY S7 RETAIL IN SOUTH DERBYSHIRE

The role of Swadlincote Town Centre will be supported and enhanced where possible. A Town Centre boundary shall be established through Part 2 of the Local Plan alongside considering the role of the other retail provision in the District.

The urban extensions to Derby City will be expected to include some retail provision on site that is appropriate to the size of the development and will not be detrimental to existing retail provision.

Policy S7		To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Retail	--	--	✓	--	--	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	--	✓	?	--	--	✓	--	?	--	

Commentary

- 7.7.1 This is a strategic policy that seeks to promote the continued enhancement of Swadlincote Town Centre and village centres and ensure the delivery or appropriate and proportionate local centres within large scale developments on the edge of Derby City. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.7.2 This policy is identified as likely to have major beneficial effects in respect of objectives to promote social inclusion and improve accessibility (by providing locally scaled facilities close to and accessible to existing and proposed communities; reducing the need to travel, by locating local centres on new very large scale sites close to proposed communities and by enhancing and protecting existing retail provision in existing communities. It would also deliver major beneficial effects in respect of objectives to deliver stable and sustainable levels of economic growth; diversifying and strengthening local urban and rural economies and enhancing the vitality and viability of existing town and village centres. This is because the provision of new retail would deliver new and secure existing retail and other service jobs within the district and could help improve the diversification of retail offer throughout the district.
- 7.7.3 Less significant (minor) beneficial effects have been identified in respect of objectives to improve the health and wellbeing of the population (by ensuring that local services are in reach by walking and cycling (and potentially contributing towards non car transport choice), improving the quality of new development (by delivering day to day services and facilities which are easily accessible to new and future residents); promoting sustainable forms of construction and sustainable use of resources (by minimising the need to travel to access day to day retail provision) and by reducing and managing the impacts of climate change (by protecting the vitality and viability of existing centres and encouraging their growth and the delivery of new local centres.

- 7.7.4 Uncertain effects are identified in respect of objectives to reduce noise, light, air and water pollution and improve access to heritage features. This is because it is considered that the inclusion of new local centres or extension of new retail facilities within town and village centres could lead to increased noise disturbance, light pollution or the emission of odours or smells which may lead to conflicts between neighbouring land uses compared to housing or pre-existing land uses. In respect of improving access to heritage features a number of recent or proposed development sites have helped create new public (retail) uses for existing heritage assets especially in town and village centres although clearly such potential is dependent on the location of proposed retail development and its nature. Recent examples of this in South Derbyshire include Hepworth's development and the Morrisons site in Swadlincote which have protected and enhanced historic manufacturing buildings associated with the sites and included these as part of a retail development scheme. Going forward the Plan could help secure the future of heritage assets within the Woodville Regeneration Route and could ensure the delivery of the proposed local centre around the listed stables in the Drakelow Park Development.
- 7.7.5 No discernible effects are identified in respect of objectives to avoid damage to designated sites; improve decent and affordable homes; improve community safety; improve educational achievement; minimise waste and increase recycling (although the provision of new district centres could provide a suitable location for the provision of bring sites on new housing sites); to minimise the irreversible loss of greenfield land; to reduce and manage flood risk, protect and manage the impacts of climate change; protecting and enhancing the cultural and architectural heritage of the district and conserving and enhancing local landscape and townscape character. This conclusion has been drawn because new development would be within existing town or village centres, or within existing development sites where the use of land for a local centre as opposed to housing is unlikely to give rise to any additional material effect.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.7.6 This policy previously formed Section 4 of policy S1 consulted upon in the Draft Part 1 Local Plan in autumn 2013, but has been included as a standalone strategic policy within the pre-submission Local Plan published on Spring 2014. No minor modifications to this policy are proposed following on from the pre-submission consultation. The policy is drafted to reflect the council's preferred option to deliver mixed use retail (ie. supporting and enhancing the role of Swadlincote town centre and local centres). However further retail policy (and an update to the Swadlincote Town Centre Boundary will be delivered through the Part 2 Local Plan. Further information on the Council's retail options can be viewed at section 5.6.10 of this appraisal.
- 7.7.7 There have been no changes made to this policy as a result of the sustainability appraisal.

Risks and Uncertainties

- 7.7.8 This is a strategic policy and will rely on the production of the subsequent Part 2 Local Plan and potentially other planning documents. However, in advance of the adoption of a new town centre boundary and development of management policies to guide the redevelopment or new development of town centres the Council will continue to use its town centre, vision and strategy, and work collaboratively with retailers and developers to inform the on-going rejuvenation of Swadlincote town centre.

Short, Medium and Long Term effects

- 7.7.9 This policy will support the delivery of enhanced town and village centres and the delivery of new local centres over the whole life of the Plan. However in the shorter term it is likely this policy would help widen the functionality of existing centres, whilst in the long term could secure the continued growth of existing centres as the population of the district expands.

Cumulative and Synergistic Impacts

- 7.7.10 This policy would work in combination with draft policies included in the Draft Derby City Local Plan in particular Policy CP13 Retail and Leisure outside of Defined Centres and CP15 Food Drink and the Evening Economy. It is likely that policies in both plans would in synergy allow for the development of new retail and associated uses within appropriate local centres on the sites on the edge or straddling the city boundary. In particular this policy could have notable impacts in respect of delivering local centres on proposed urban extensions at Hackwood Farm, Mickleover, Highfields Farm (Littleover), Wragely Way (near Sinfin), Chellaston Fields (Chellaston), and Boulton Moor (south of Alvaston).

7.8: Policy S8 Green Belt

The principal, general extent and permanence of the Nottingham-Derby Green Belt and Burton – Swadlincote Green Belt within South Derbyshire is supported and maintained. Measures to improve public access to the Green Belts and improve connectivity to the built up areas adjacent to the Green Belts will be encouraged.

There is a presumption against inappropriate development within the Green Belt and development proposals received within the Green Belt will be assessed against national policy.

To better reflect Green Belt in the Boulton Moor area due to the development of the A6 spur and A50 the following alterations to the Nottingham- Derby Green Belt are to be made:

- i) a triangular parcel of land measuring around 12.5 hectares to the east of the A6 and south west of Thulston, will be included within the Green Belt
- ii) an area of 11.5 hectares of land to the north of Shardlow Road and to the west of the A6 Alvaston by-pass, shall be deleted from the Green Belt

In addition, Green Belt boundaries will be reviewed through the Local Plan Part 2, to amend any existing anomalies since the adoption of the Green Belt.

Policy S8	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Green Belt	--	--	✓	--	--	--	--	--	--	--	X	✓	--	--	--	--	--	?	✓✓	✓	✓✓

Commentary

- 7.8.1 This is a strategic policy that seeks to protect areas of Green Belt located in South Derbyshire. The largest area is located to the south east of Derby City and forms part of the Nottingham – Derby Greenbelt. This extends some 1700 ha in South Derbyshire stretching from the north east boundary, to Chellaston on the southern edge of the City, although part of Boulton Moor (which is proposed for housing development) is excluded from the greenbelt. A second smaller area of greenbelt is located to the west of Newhall and Stanton (Swadlincote). Beyond this area, lies the town of Burton On Trent and East Staffordshire. This area of green belt extends some 686ha. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.8.2 This policy would have major beneficial effects in respect of conserving and enhancing landscape/townscape character and protecting the cultural heritage of the district, by ensuring that towns and villages in the district are not subsumed into larger urban areas, or lose their unique character as a result of the coalescence of existing settlements. Other beneficial impacts in respect of improving health and wellbeing, by maintaining open spaces close to areas of major development pressure and improving access to cultural heritage, could also be delivered by this policy. The inclusion of additional text to support accessibility and linkages to nearby green infrastructure within the policy could help strengthen the performance of this policy against this SA objective.
- 7.8.3 This policy could, however, reduce the vitality or viability of some settlements which are located fully within the Greenbelt. However given that only very small settlements are fully located within the greenbelt (Ambaston, Thulston, Elvaston etc.), and these are identified as rural areas in the Settlement Hierarchy (Policy H1), it is unlikely that a greenbelt designation would curtail any notable growth.

7.8.4 Generally, however, the protection of some areas around Burton and Derby City as greenbelt is unlikely to have any significant impact in respect to most of the sustainability objectives identified by the Authority. No impacts are identified in respect of avoiding damage to wildlife sites and protected species, providing decent and affordable housing, improving community safety, improving educational achievement, promoting social inclusion, improving accessibility to local facilities, making best use of infrastructure, achieving stable and sustainable economic growth, diversifying and strengthening local urban and rural economies, minimising waste, promoting sustainable construction, reducing pollution, minimising loss of greenfield sites and reducing and managing flood risk.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.8.5 This policy was previously included in the Draft Part 1 Local Plan as Policy S5 and was consulted upon in Autumn 2013. The policy is drafted to reflect the council's preferred option to retain existing greenbelts subject to minor boundary alterations to reflect current/future development locations. Further information on the Council's broad options appraisal is set out at Section 5.6.1 of this report.

7.8.6 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- including text within the policy to support public access to areas located in the greenbelt or adjacent green wedges and improve connectivity to existing built up areas nearby.
- Setting out a need to review smaller scale amendments to greenbelt via the Part 2 (Sites and Boundaries Local Plan).
- Including relevant text in policies H13 (Boulton Moor) and H14 (Chellaston Fields) to require that developments seek to preserve the open character of the adjacent greenbelt through appropriate site design and layout.

7.8.7 No further substantive minor modifications or alterations are proposed to this policy following the pre-submission consultation held on the plan in March 2014

Risks and Uncertainties

7.8.8 The overall effectiveness of this strategic policy will be affected by other detailed policies set out in national planning guidance, the Local Plan and the Derby City Local Plan. The South Derbyshire Local Plan will cover the period up to 2028 and effects will be throughout the Plan period. However minor changes are proposed through the Part 2 Local Plan which could lead to minor alterations to greenbelt boundaries at the local level where boundaries do not reflect the nature of development on the ground. Ahead of this review no changes are proposed to the Burton – Swadlincote Greenbelt or the Nottingham-Derby Greenbelt (other than the two changes proposed immediately around Boulton Moor).

Short, Medium and Long Term effects

7.8.9 Developments could have a greater effect on the on the openness of the greenbelt during the construction or early occupation of sites. However landscaping proposed on sites adjacent to greenbelt will mature over the life of the plan and will reduce the effects of large scale growth close to the greenbelt.

Cumulative or Synergistic Impacts

7.8.10 This policy will help safeguard the unique character of South Derbyshire and prevent the coalescence of Derby City with village communities in South Derbyshire such as; Elvaston, Thulston, Ambaston and Aston on Trent. The policy will work in combination with Policy CP16 (Green

Infrastructure) of the Derby City Local Plan and Policy CP18 (Green Wedges) and specific housing policies set out within the South Derbyshire Local Plan Part 1 (Housing Policy H13 (Boulton) Moor and Housing Policy H14 (Chellaston Fields) and Derby City Local Plan (Policy AC23 (Boulton Moor), and AC24 (Chellaston Sites)).

7.8.11 Given the strategic nature of these cross boundary housing proposals, and in particular their large scale, there is potential for new development to erode the open character of the greenbelt located immediately adjacent to proposed development around Chellaston Fields and Boulton Moor (especially in the short term). However, the continued protection of green wedges in the city which provide a buffer between much of the built development in the Derby Urban Area, and the greenbelt, and the sensitive design of sites in South Derbyshire could help ensure that the openness of the green belt is preserved.

7.9: POLICY H1 SETTLEMENT HIERARCHY

A) The distribution of new development outside of allocations over the period of this Plan will be in accordance with the settlement hierarchy below:

i) Urban Areas – The urban areas of Swadlincote including Woodville, adjacent to Derby and adjacent to Burton on Trent.

ii) Key Service Villages

Aston on Trent	Etwall
Hatton	Hilton
Melbourne	Overseal
Repton	Shardlow
Willington	Linton

For the above two tiers, development of all sizes within the settlement boundaries will be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 25 dwellings

iii) Local Service Villages:

Coton in the Elms	Findern
Hartshorne	Mount Pleasant
Netherseal	Newton Solney
Rosliston	Ticknall
Weston On Trent	

For the above tier, development of sites within the settlement boundary will be considered appropriate and sites adjacent to settlement boundaries as exceptions or cross subsidy site as long as not greater than 15 dwellings.

iv) Rural Villages

Ambaston	Foremark	Scropton
Barrow Upon Trent	Foston	Smisby
Bretby	Ingleby	Stanton
Burnaston	Kings Newton	Stanton by Bridge
Cauldwell	Lees	Sutton on the Hill
Church Broughton	Long Lane	Swarkestone
Coton Park	Lullington	Thulston
Dalbury	Marston on Dove	Trusley
Drakelow Village	Milton	Twyford
Egginton	Radbourne	Walton on Trent
Elvaston		

For the above tier development of a limited nature will be allowed.

- i. within the settlement boundary where applicable or adjacent to as a exceptions or cross subsidy site as long as not greater than 15 dwellings
- ii. or of limited infill and conversions of existing buildings where no settlement boundary

v) Rural Areas – Areas outside of the defined settlements listed above

Due to the lack of services and facilities and defined settlement boundaries only development of limited infill and conversion of existing buildings will be acceptable

Policy H1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Settlement Hierarchy	X	✓✓	✓	--	--	✓	✓✓	✓✓	✓	✓	✓	--	--	✓	X	✓	--	?	?	?	X

Commentary

- 7.9.1 This is a strategic policy that sets out the locational strategy for growth in South Derbyshire to 2028. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.9.2 Appraisal against the SA Framework indicates that this policy will generally have a positive impact in respect of sustainability objectives to deliver new homes that meet local needs by concentrating growth in locations with larger communities where there is the most identified local need, whilst accommodating appropriate levels of growth in smaller communities. New housing provision will help address objectives to improve the health and wellbeing of new communities by ensuring people have access to appropriate housing choice in appropriate locations. The settlement hierarchy included in the plan would also make a positive contribution to addressing deprivation and inequality by providing sufficient homes to fully meet local housing needs.
- 7.9.3 Growth focused on larger settlements such as major urban areas and key villages would also support objectives to improve local accessibility (by locating homes close to existing services and facilities), and by reducing the need to travel long distances to access services. It could also ensure that homes are well related to areas where economic opportunities and jobs are located helping to strengthen local urban and rural economies and enhance the vitality and viability of existing town and village centres. The settlement hierarchy policy supporting larger scale growth closer to larger areas could also help reduce resource use associated with transport and travel. This policy could also help to minimise greenfield land losses by focusing growth on urban areas where most of the Districts brownfield sites are located.
- 7.9.4 This policy would have negative impacts in respect of sustainability objectives to avoid damage to designated sites or protected species and landscape and townscape character, although the magnitude of negative effects would be significantly influenced by how sites are designed and built out. The inclusion of this policy could increase noise, air quality and pollution impacts in homes located in existing towns and villages.
- 7.9.5 Uncertain effects are recorded in respect of climate change emissions and in respect of effects on heritage features and improving access to such features. This is because effects would be largely determined by the detailed design, layout and implementation of proposals.
- 7.9.6 This policy is likely to have no effects in respect of sustainability objectives to improve community safety; improve educational achievement; improve the quality of new development; minimise waste and increase recycling and reduce and reduce flood risk.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.9.7 This policy was previously included in the Draft Part 1 Local Plan as Policy S4 and was consulted upon in autumn 2013. The policy is drafted to reflect the council's preferred option to distribute housing predominantly within and around Derby City, and the HMAs main towns, with smaller scale growth targeted to village locations. No amendments have been made to this policy in response to the Sustainability Appraisal, although it has been subject to a major modification through the Local Plan examination to amend its structure and improve clarity.

Risks and Uncertainties

- 7.9.8 The overall effectiveness of this policy will be significantly affected by other detailed policies set out in national planning guidance and Local Plan. The plan will cover the period up to 2028 and effects will be throughout the Plan period.

Short, Medium and Long Term effects

7.9.9 This policy will inform growth in villages and other rural locations through the Plan period up to 2028.

Cumulative or Synergistic Impacts

7.9.10 This policy will deliver new homes in South Derbyshire to meet local housing needs and the needs of the wider Derby Housing Market Area. It will work in combination with Policy CP6 in the Derby City Local Plan and Amber Valley's emerging Local Plan to locate development to fully meet local needs across a range of communities.

HOUSING SITES

7.10 POLICY H2 LAND NORTH OF WILLIAM NADIN WAY,

A Residential development on Land north of William Nadin Way, Swadlincote for around 600 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) Consider the site holistically with other development and open space enhancement opportunities;
- ii) A mix of dwelling types shall be provided across the three parcels of land which complement each other;
- iii) The provision of recreational and community facilities;
- iv) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;
- v) An appropriate buffer in agreement with the Council to be placed around the Breach Ley Farm Meadow County Wildlife Site;
- vi) An appropriate easement along watercourses on the site free of built development;
- vii) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route.
- viii) Developer contributions to be made towards the provision of a new household waste recycling centre

Policy H2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land North of William Nadin Way	X	✓✓	✓✓	?	✓	✓	✓✓	✓✓	✓	✓	✓✓	?	✓	✓	X	✓✓	✓✓	?	✓	?	✓

Commentary

7.10.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.10.2 The impacts of allocating this land for housing are generally positive. In particular, this site would have major beneficial impacts in respect of:

- Providing decent and affordable homes.
- Improving health and wellbeing
- Improving access to Swadlincote Town Centre and reducing the need to travel.
- Enhancing the vitality and viability of the town centre.
- Minimising the irreversible loss of greenfield land.
- Reducing and managing flood risk.

7.10.3 This is because as a strategic site housing development would make a significant contribution towards meeting local and district-wide housing need. The policy requires that a mix of homes are to be delivered on site and these will be well related to Swadlincote town centre and as such would support the continued use of the town centre by increasing residents likely to use shopping, healthcare and leisure facilities. The site is also well related to adjacent employment land and will help deliver a proposed primary green way connecting the western edge of Swadlincote to Swadlincote Town Centre (in combination with the consented golf course site and the housing allocation on the Council Depot and will provide better connectivity from this area to sports provision such as the proposed golf course. The site has been formerly used for mineral extraction and has subsequently been poorly restored (indeed the sites are located close to a proposed golf course, which is currently being

formed through the ground raising and reprofiling). The site is largely located outside of areas of flood risk and that risk which does exist is small scale and associated with the Darklands Brook which runs through this area, the policy makes provision for ensuring areas at flood risk either side of the Darklands Brook are protected from development. Growth in this area is contained within the settlement boundary for Swadlincote and development in this location would provide opportunity to safeguard existing productive greenfield sites on the edge of the town.

- 7.10.4 The policy would have less significant beneficial impacts in respect of increasing local education provision/schools capacity locally. Schools able to accommodate growth in this area include The Pingle and Granville. Housing development could also create local construction jobs (thus supporting the local economy), whilst providing for local housing needs and could help reduce local employment land losses within the wider Swadlincote area (which have been significant in recent years), thus indirectly contributing towards strengthening the local (urban) economy. A positive impact in respect of townscape and landscape is recorded as development will help regenerate a poorly restored minerals and waste site and could present opportunity to deliver new homes in a location located within the existing town which is substantially surrounded by existing built development. A modification to ensure a contribution towards waste facilities will also improve policy performance.
- 7.10.5 Negative impacts are likely in respect of protecting and enhancing habitats and species of nature conservation interest and reducing pollution. However the performance of this site could be enhanced by ensuring that Breach Ley Farm County Wildlife Site is explicitly protected from development across the sites and that the site is sensitively constructed and designed to reduce noise, light and water pollution (through the inclusion of appropriate amenity and surface water/drainage policies in the plan).
- 7.10.6 Uncertain impacts are recorded in respect of improving the quality of the built environment and improving access to the district's cultural heritage. Although depending on design, development could make a positive contribution or have a significantly reduced negative impact against these objectives. An uncertain impact is also identified in respect of improving community safety. This site has been subject to mining and lies within the South Derbyshire Coalfield. There is therefore potential for mining legacy issues including unstable land, mine entries, as well as gas and spontaneous combustion.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.10.7 This site was first identified as a potential housing site in the Council's Preferred Options consultation in autumn 2012. It was subsequently included as a Proposed Housing Allocation in the Draft Local Plan Part 1 in autumn 2013, having previously been Housing Policy 1. A modification to include a contribution towards recycling facilities was added to this policy as a major modification.
- 7.10.8 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- The policy should explicitly include a requirement to ensure development does not affect away Breach Leys County Wildlife Site.
 - The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. Explicitly requiring sites to provide for a route through the eastern part of the site could ensure elements of the route being provided through the golf course and through an adjacent housing development are linked up and provide improved connectivity to Swadlincote and beyond.
 - Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment

Risks and Uncertainties

- 7.10.9 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs such as contamination or unstable land exist.
- 7.10.10 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

- 7.10.11 Development could have a negative short term impact in respect of landscape and biodiversity effects. However National Forest Planting and Green Infrastructure provision on site (including the provision of enhanced cycling provision) could help improve biodiversity and informal open space provision (including access through non car modes) in the longer term.

Cumulative or Synergistic Impacts

- 7.10.12 The development of this site together of development at the Council Depot and Cadley Hill could have synergistic impacts on the local landscape and in respect of visual amenity, especially from high ground around Stanton to the north of Swadlincote or from viewpoints to the west of the A444. However, National Forest Planting (required within Policy INF8) coupled with the completion of the proposed golf course to the north of William Nadin Way could help reduce the effects of development in the longer term. The development of this site could also affect the local road network in particular around the A444, although impacts are unlikely to be significant and would be mitigated through appropriate capacity and highways improvements where necessary. Development from this site would also act in combination to increase foul water flows to Stanton Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme capacity improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. Development of this site and others on the western side of Swadlincote would also effect local schools provision. Additional secondary school pupils could be accommodated in existing schools (the Pingle or Granville), although it unclear whether primary schools places will be met by expanding existing schools or bringing forward a new school for this broad area.

7.11: POLICY H3 LAND AT CHURCH STREET/BRIDGE STREET/FOOTBALL CLUB SITE, CHURCH GRESLEY

- A Residential development on Land at Church Street/Bridge Street/ Football club site, Church Gresley for around 350 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) Developer contributions for additional land to enable an extension to St George's Primary School;
 - ii) Residential development of the Moat Street site will only be permitted when the provision of an appropriate replacement facility on the Bridge Street Site has been secured;

- iii) Measures will be used to protect the separate identity of Albert Village and the amenity of nearby occupiers by mitigating against undue adverse visual impacts;
- iv) Access points to serve the sites shall be developed appropriately;
 - a) Principal Church Street site – access to be from Rockcliffe Close;
 - b) Bridge Street proposed football club site – access from Bridge Street;
 - c) Existing Gresley FC site – access from Moat Street;
- v) The presence of coal mining legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;
- vi) Provide high quality cycle and pedestrian links both within the development and connecting to existing and proposed networks, including NCN63 Burton to Leicester route and the CONKERS Circuit.
- vii) Developer Contributions to be made to the provision of a new household waste recycling centre in the Swadlincote Area

Policy H3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Church Street/Bridge Street/Football Club Site	✓	✓✓	✓	?	✓✓	✓	✓✓	✓	✓	✓ (ind)*	✓✓	?	✓	✓	X	X	✓✓	?	✓	?	-

Commentary

- 7.11.1 An application for 306 homes on the Church Street component of this site was submitted to the Council in November 2013,. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.11.2 The impacts of allocating this land for housing are generally positive when assessed the SA framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes; through improving educational achievement (by accommodating the extension and improvement to an adjacent primary school), improving access to Swadlincote Town Centre (and supporting the vitality of the town centre) and reducing the need to travel, due to the sites location in respect of local facilities and employment. It would also provide opportunities for non-car travel, by helping to improve a nationally significant cycle route (NCN63), which runs to Burton via Swadlincote Town Centre.
- 7.11.3 The policy would have less significant beneficial impacts in respect of improving health and wellbeing, through presenting opportunities to provide new off road walking and cycle connectivity to Swadlincote Town Centre and providing access to open space provision and the National Forest to the south. Housing development could also create local construction jobs (thus supporting the locally economy albeit on a short to medium term basis only) and could help reduce local employment land losses within the wider Swadlincote area (such losses have been significant in recent years), thus indirectly contributing towards strengthening the local (urban) economy. A positive impact in respect of promoting sustainable use of natural resources is identified as the site is well related to existing services and facilities. The site would have no impact on listed buildings and could contribute towards the delivery of new forest planting and informal open space within the 'forest' which is an important cultural resource within South Derbyshire. The location of the sites, which are either brownfield sites within the built framework or urban extensions screened by existing National Forest planting, will help deliver broadly neutral landscape/and or townscape impacts. Minor positive effects associated with the delivery of new waste facilities are also identified.
- 7.11.4 Negative impacts are likely in respect of water, light or noise pollution and greenfield land losses. However, the inclusion of appropriate amenity or water quality policies elsewhere in the plan could lessen negative effects.
- 7.11.5 Uncertain impacts are recorded in respect of improving the quality of the built environment and improving access to cultural heritage Although depending on design, development could make a positive contribution or have a significantly reduced negative impact against these objectives. An uncertain impact is also identified in respect of improving community safety. This site has been subject to mining and lies within the South Derbyshire Coalfield. Therefore, there is potential for mining legacy issues including unstable land, mine entries as well as gas and spontaneous combustion.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.11.6 This site was first identified as a potential housing site in the Council's Preferred Options Consultation in autumn 2012. It was subsequently included as a Proposed Housing Allocation in the Draft Local Plan Part 1 in autumn 2013. Having previously been Housing Policy 2.
- 7.11.7 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route.
- Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment

Further changes made to this policy were made as a result of the Local Plan Examination. These added a requirement for development to contribute to waste facilities and to connect to the conkers cycle route.

Risks and Uncertainties

- 7.11.8 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs such as contamination or the need for site regeneration exists.
- 7.11.9 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

- 7.11.10 Development could have a negative short term impact in respect of landscape and biodiversity effects, especially on existing woodland habitats surrounding the site or on sites which have been previously developed but have started to regenerate. However additional habitat creation and green infrastructure provision on site (including the provision of enhanced cycling provision) could help improve biodiversity and informal open space provision (including access) in the longer term. It is likely that given the size of the site, and the fact that there is already a developer interest in bring forward the larger of the three sites that housing delivery and hence most impacts related to construction would take place in the short to medium term.

Cumulative or Synergistic Impacts

- 7.11.11 This policy will contribute towards meeting overall housing need in the District up to 2028. It will also contribute towards the delivery of new infrastructure (including National Forest planting) and other community facilities, including an extension to St Georges Primary School in combination with growth elsewhere in Swadlincote and South Derbyshire. Development from this site would act in combination to increase foul water flows to Stanton Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme capacity improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. Development of this site and others on the western side of Swadlincote would also affect local secondary schools, although additional pupils could be accommodated at Pingle or Granville schools,

7.12: POLICY H4 LAND AT BROOMY FARM, WOODVILLE

- A Residential development on Land at Broomy Farm, Woodville for around 400 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) A significant green buffer and landscaping on the north east boundary of the site, to help soften the housing development impact on the surrounding rural landscape creating a new urban edge and linking into the surrounding green infrastructure;
 - ii) The provision of a road from the A514 to the A511 through the site, to help mitigate the development’s impact on the surrounding road network and contributions toward any other means to mitigate the transport impact of the development. The road link will need to be designed appropriately to avoid the use of the road as a ‘rat – run’;
 - iii) High quality pedestrian and cycle links shall be provided within the site and connecting to existing and proposed networks;
 - iv) A strategy to deal with foul water associated with site development to be submitted alongside any development proposal;
 - v) Consideration of improvements in community facilities in the surrounding area;
 - vi) The hedgerow along the watercourse shall be retained where practicable and a significant buffer to the southern edge of the site shall be provided to help reduce the housing development landscape and visual amenity impacts from viewpoints to the south.
 - vii) Developer contributionsto be made towards the provisionof a new household waste recycling centre in the Swadlincote area

Policy H4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District’s skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District’s contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District’s landscape and townscape character
Broomy Farm Woodville	✓	✓✓	✓	?	✓✓	✓	✓✓	✓	✓	✓	✓✓	?	✓	✓	X	XX	✓✓	?	✓	?	XX

Commentary

7.12.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and the examination process.

- 7.12.2 This policy generally performs well against the SA framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes; improving educational achievement (by accommodating the extension and improvement to a local school to accommodate growth within the site); improving access to Swadlincote Town Centre and Woodville District Centre both of which could provide significant and easily accessible day to day services, employment and community facilities. Development would also support the vitality and viability of both Woodville and Swadlincote centres owing to the close proximity of both.
- 7.12.3 The policy would have less significant beneficial impacts in respect of safeguarding important wildlife or geological sites; improving health and wellbeing and improving community safety through presenting opportunities to provide a new greenway around the northern edge of the development connecting Woodville to Swadlincote town centre (The Greenways Plan highlights this route as a tertiary route which has been part secured by previous local development). Development could also connect to existing public rights of way and the National Forest to the north. Housing development could also create local construction jobs (thus supporting the locally economy) and could help reduce local employment land losses within the wider Swadlincote area (which have been significant in recent years), thus indirectly contributing towards strengthening the local economy. A positive impact in respect of promoting sustainable use of natural resources is identified as the site is well related to existing services and facilities, which are accessible by non-car transport modes. The site would have no notable impact on listed buildings and could contribute towards the delivery of the National Forest an important cultural resource within South Derbyshire. The site is at no identified fluvial flood risk due to its location. It would also support the delivery of new waste facilities in Swadlincote.
- 7.12.4 Negative impacts are likely in respect of objectives to reduce water, light or noise pollution, greenfield land losses and landscape effects, although the inclusion of appropriate amenity or water quality policies elsewhere in the plan and the appropriate design of the site could help reduce landscape effects.
- 7.12.5 Uncertain impacts are recorded in respect of improving community safety (where traffic leads to increased congestion around Clock Island and because the site could be subject to mining legacy issues as it lies in the South Derbyshire Coalfield); improving the quality of the built environment; improving access to cultural heritage although depending on site design development could make a positive contribution or have a significantly reduced negative impact when considered against these objectives.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.12.6 This site was first identified as a potential housing site in the Council's Preferred Options Consultation in autumn 2012. It was subsequently included as a Proposed Housing Allocation in the Draft Local Plan Part 1 in autumn 2013. Having previously been Housing Policy 3.
- 7.12.7 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- The policy should include a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including the provision of a tertiary cycle route connecting Woodville and Midway to Swadlincote Town Centre.
 - Require that the hedgerow along the alignment of the watercourse is retained where practicable and provide a significant strategic buffer to the northern edge of the site to reduce landscape and visual amenity effects from viewpoints to the north.

7.12.8 No minor modifications are proposed to this policy following the pre-submission consultation undertaken in March 2014 although a requirement for a contribution towards waste facilities was added as a major modification following the examination of the Plan. .

Risks and Uncertainties

- 7.12.9 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs exist.
- 7.12.10 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the near term.

Short, Medium and Long Term Impacts

- 7.12.11 Development could have a negative short term impact in respect of landscape and biodiversity effects, especially on existing hedgerows and other habitats on site. However additional habitat creation and green infrastructure provision on site, including forest planting, could help improve biodiversity and informal open space provision (including access) in the longer term. Given the scale of the site construction related impacts would occur over a short to medium term timeframe.

Cumulative or Synergistic Impacts

- 7.12.12 Development from this site could act together with other growth in Swadlincote to increase foul water flows to Stanton Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. There may also be potential to accommodate foul flows at Milton WWTW, although presently this site is operating over its consented capacity. Development of this site and others around Woodville (for example the Woodville Regeneration site) could have a notable impact on the local road network including the Clock Island, although it is likely that this site could mitigate its own impacts through the creation of a new route connecting the A511 and A514. Further the delivery of the Regeneration site dependent on the proposed Woodville Regeneration Route which would increase the capacity of the local highways network. It is unclear whether this site could act in combination with development of the Occupation Lane site (the regeneration site) in respect of education provision (this would depend on the end use of the regeneration site and whether new homes are accommodated on site). Presently there is no capacity in any primary schools within or close to Woodville). Secondary school provision would be at the adjacent Granville School which has capacity to accommodate growth. Development in this location is unlikely to have cumulative or synergistic impacts in respect of visual amenity due to the local landform and the distance of other development sites within and around Woodville or Swadlincote.

7.13: POLICY H5 COUNCIL DEPOT

A Residential development on land at the Council Depot for around 158 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) Landscape features of the site shall be retained;
- ii) No development shall take place in areas of high flood risk around the Darklands Brook;
- iii) The presence of Coal Mining Legacy and resulting potential for unstable land will require the submission of a Coal Mining Risk Assessment in support of planning applications;
- iv) High quality pedestrian and cycle links, including National Cycle Route 63, both within the site and connecting to surrounding networks.
- v) Developer contributionsto be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy H5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Council Depot	✓	✓✓	✓	?	?	✓	✓✓	✓✓	✓	✓*	✓✓	?	✓	✓	X	X	✓	?	✓	?	X

Commentary

7.13.1 This site has been granted planning consent for 158 homes in February 2014, subject to a Section 106 agreement. However the site is allocated for housing in order to ensure that the site could contribute towards meeting local housing need within the plan period, in the event of any planning permission lapsing. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and changes through the examination process.

- 7.13.2 The impacts of developing this site when assessed the SA framework are generally positive. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes and improving access to Swadlincote Town Centre, which could provide access to a wide range of local services, employment and community facilities. The proximity of the site to the Town Centre and local employment land would provide opportunities to minimise the need for travel whilst new cycle path provision and proximity to existing public transport could improve opportunities for non car access to Swadlincote town centre. Development would also support the vitality and viability of Swadlincote town centre, owing to the close proximity.
- 7.13.3 The policy would have less significant beneficial impacts in respect of safeguarding important wildlife or geological sites and improving health and wellbeing, through presenting opportunities to secure the delivery of the Burton to Leicester Cycle Way (NCN63), which will connect to Swadlincote Town Centre and the National Forest beyond. Housing development could also create local construction jobs (thus supporting the locally economy), whilst providing for local housing needs and could help reduce local employment land losses within the wider Swadlincote area (which have been significant in recent years), therefore, indirectly contributing towards strengthening the local economy. A positive impact in respect of promoting sustainable use of natural resources is identified as the site is well related to existing services and facilities, which are accessible by non-car transport modes. The site would have no impact on listed buildings and could contribute towards the delivery of the National Forest, an important cultural resource within South Derbyshire. The site is at limited fluvial flood risk, and a culvert will need constructing to access the site across the Darklands Brook, although built development will be steered to those parts of the site not at significant risk. Due to its location away from any listed buildings or other heritage assets, the development of this site will help safeguard the cultural heritage of the town. The site would contribute towards the provision of new waste facilities in the Swadlincote area.
- 7.13.4 Negative impacts are likely in respect of water, light or noise pollution, although the inclusion of appropriate amenity or water quality policies elsewhere in the plan and the appropriate design of the site, could help pollution and amenity effects. Negative impacts are also likely in respect of the SA objective to minimise greenfield land losses (although the site is partially previously developed, which will help ameliorate losses of previously undeveloped land and productive agricultural land elsewhere). Impacts in respect of local landscape, townscape and visual amenity (especially from high land to the north) are also likely, although the site is not identified as being of any significant sensitivity in respect of landscape and townscape.
- 7.13.5 Uncertain impacts are likely in respect of improving educational achievement due to a lack of primary school provision in Swadlincote and the uncertainty surrounding how and where school places will be delivered. The performance of the site in respect of objectives to improve design quality and improving access to cultural heritage are also uncertain, although depending on site design development could make a positive contribution or have a significantly reduced negative impact against these objectives. An uncertain impact is also identified in respect of improving community safety. This site has been subject to mining and lies within the South Derbyshire Coalfield. There is therefore potential for mining legacy issues including unstable land, mine entries as well as gas and spontaneous combustion

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.13.6 This site was first identified as a potential housing site in the Council's Preferred Options Consultation in autumn 2012. It was subsequently included as a proposed housing allocation in the Draft Local Plan Part 1 in autumn 2013. Having previously been Housing Policy 4. No minor modifications are proposed to this policy following consultation on the pre-submission local plan in March 2014.

- 7.13.7 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. Explicitly requiring sites to provide for a route through the eastern part of the site could ensure elements of the route being provided through the golf course and through an adjacent housing development are linked up and provide improved connectivity to Swadlincote and beyond.
 - Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment
 - Development steered away from areas of flood risk around the Darklands Brook.

A requirement for development to contribute towards waste facilities in Swadlincote was also added during the Local Plan examination process as a major modification

Risks and Uncertainties

- 7.13.8 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs such as contamination or unstable land exist.
- 7.13.9 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

- 7.13.10 Development could have a negative short term impact in respect of landscape and biodiversity effects. However National Forest Planting and Green Infrastructure provision on site (including the provision of enhanced cycling provision) could help improve biodiversity and informal open space provision (including access through non car modes) in the longer term.
- 7.13.11 Given the scale of this site, and having regard to the fact the site already benefits from outline planning consent it is likely that this site would be built out relatively quickly and in the early part of the plan period. As such construction related impacts are likely to be restricted to the early to mid-part of the plan period.

Cumulative or Synergistic Impacts

- 7.13.12 The development of this site together of development at land north of William Nadin Way and Cadley Hill could have additive or synergistic impacts on the local landscape and in respect of visual amenity, especially from high ground around Stanton to the north of Swadlincote. However, National Forest Planting (required within Policy INF8) coupled with the completion of the proposed golf course to the north of William Nadin Way could help reduce the effects of development in the longer term. The development of this site could also affect the local road network in particular around the A444, although impacts are unlikely to be significant and would be mitigated through appropriate capacity and highways improvements where necessary. Development from this site would also act in combination to increase foul water flows to Stanton

Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme capacity improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. Development of this site and others on the western side of Swadlincote would also effect local schools provision. Additional secondary school pupils could be accommodated in existing schools (the Pingle or Granville), although it unclear whether primary schools places will be met by expanding existing schools or bringing forward a new school for this broad area.

7.14: POLICY H6 DRAKELOW PARK

A Residential development on land at Drakelow Park, Drakelow for up to 2,239 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) The provision of a 2 form entry primary school on site;
- ii) In agreement with the Council, a restricted number of dwellings to be allowed prior to the opening of the Walton By-Pass;
- iii) High quality pedestrian and cycle routes shall be provided both within the site and connecting to existing and proposed networks;
- iv) The provision of one or two local retail centres commensurate with the size of the development, to provide for the day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;
- v) The refurbishment of the listed buildings on the site and protection of their settings;
- vi) Retain and enhance areas of existing woodland on site to help integrate development into the wider landscape.
- vii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote Area

Policy H6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Drakelow Park	✓	✓✓	✓	✓	✓✓	✓	✓✓	✓✓	✓✓	✓*	✓	✓	✓	✓	X	✓	✓✓	?	✓✓	?	X

Commentary

- 7.14.1 This site has been granted outline planning consent for 2,239 homes. However the site is allocated for housing in order to ensure that the site could contribute towards meeting local housing need within the plan period, in the event of any planning permission lapsing. The site is unlikely to be fully built out within the plan period and provision for 1,280 homes is made within the Plan to 2028. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.14.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes and improving access to local services and facilities, either locally on site, or in the adjacent towns of Burton on Trent or Swadlincote. Development would also help deliver a new primary school on site, which will contribute towards improving educational facilities and access to education locally. Development on the scale proposed would also provide significant day to day service provision locally and would help sustain local public transport provision and improved access to Burton on Trent (via the delivery of a new road bridge over the River Trent serving Burton on Trent, to be provided to support the scheme). Development would also make a significant contribution to reducing flood risk locally (by removing a culvert from the Darklands Brook located within the site), which will, in turn, remove a structure responsible for localised flooding. Development will also contribute towards the regeneration of a number of locally important heritage assets, including listed stables and a sunken garden which will be safeguarded through development.
- 7.14.3 The policy would also have beneficial impacts in respect of safeguarding important wildlife or geological sites. Whilst there are no wildlife sites contained within the site, the site is designed to safeguard/reflect the location of a wildlife site which lies adjacent to the site, and protected species within it. Development will contribute towards objectives for improving health and wellbeing and improving community safety through presenting opportunities to deliver new off road cycling connectivity (including indirectly by allowing the potential closure of an existing bailey bridge to motorised traffic). The delivery of the site and the Walton By-pass would also contribute towards highways safety and capacity improvements locally. Development will contribute towards delivering stable and sustainable economic growth and would help diversify local economic opportunities by providing a notable proportion of the District's employment land (12ha) to meet needs up to 2028. It will also contribute towards improving the quality of the existing built environment by supporting the regeneration of a largely previously developed site and helping to safeguard existing heritage features on site. The site will also help fund new waste facilities locally.
- 7.14.4 Negative impacts are likely in respect of water, light or noise pollution, although the inclusion of appropriate amenity or water quality policies elsewhere in the plan and the appropriate design of the site, could help reduce pollution and amenity effects. Negative Impacts in respect of local landscape and townscape character are also likely, although the site is not identified as being of any significant sensitivity in respect of landscape and townscape.
- 7.14.5 Uncertain impacts are recorded in respect of improving access to cultural heritage, although depending on site design, or future site use/occupation, development could make a positive contribution against this objective.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.14.6 This site was first identified as a potential housing site in the Council's Preferred Options Consultation in autumn 2012. It was subsequently included as a Proposed Housing Allocation in the Draft Local Plan Part 1 in autumn 2013, having previously been Housing Policy 6. A major modification to require that development help fund a new household waste recycling centre was added to the policy through the examination process.
- 7.14.7 This proposal has been subject to a very detailed Environmental Impact Assessment and detailed mitigation to reduce the likely effects of the development have been fully considered through this process and have informed site layout, design and implementation.

Risks and Uncertainties

- 7.14.8 Should the existing planning permission lapse the overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, National Forest Planting, increased capacity at schools or colleges, new road or highways capacity improvements including the Walton on Trent Bypass, heritage protection and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where abnormal costs such as site demolition (of existing commercial buildings) contamination or the need for site regeneration exists.
- 7.14.9 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development, (in the case of this site the Walton Bypass will need to be constructed prior to the completion of 100 homes). However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

- 7.14.10 Development could have a negative impact in respect of landscape and biodiversity effects, especially on existing woodland habitats surrounding the site (many of which are protected by tree preservation orders) or on areas of hard standing within the site which previously formed part of a railways to serve the power station to the south. However additional habitat creation and green infrastructure provision on site (including the provision of enhanced cycling provision) could help improve biodiversity and informal open space provision (including access) in the longer term. It is likely that given the size of the site that development will be built out in phases with construction related impacts affecting individual phases over a 3-5 year period. However, at the site level construction impacts will be throughout the plan period and will extend beyond the Plan period owing to the scale of the site.

Cumulative or Synergistic Impacts

- 7.14.11 Development from this site could act in combination with housing delivery proposals in Burton on Trent and East Staffordshire. However, no further strategic development is proposed in close proximity to this site and there is currently capacity in respect of waste water treatment works at Clay Mills in Burton. Development could however increase traffic on the local and strategic road network (including the A38) locally. No cumulative or synergistic impacts are identified in respect of landscape or visual amenity as a result of further housing development although planning consent for a Combined Cycle Gas Turbine Power station on land to the south was consented by the Secretary of State in 2007.

7.14.12 Development has yet to commence. This proposal could lead to cumulative impacts in respect of landscape or visual impacts. However, both proposals include strategic levels of landscaping (or retention of woodland/tree belts) to help mitigate the effects of large scale development in this area and in the longer term effects are likely to be reduced.

7:15 POLICY H7 LAND AT HILTON DEPOT

- A Residential development on land at Hilton Depot, Hilton for around 485 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) The provision of a primary school on site to address the capacity issues of current primary school provision within Hilton;
 - ii) Consideration will be given to retail and other service provision on the site;
 - iii) Consideration will be given to community facilities in Hilton that require a new building or enhancement;
 - iv) Provision will be made for high quality cycle and pedestrian access both within the site and linking to existing networks;
 - v) Development proposals will need to be supported by an appropriate Flood Risk Assessment;
 - vi) Retain existing woodland and deliver additional planting and habitat creation to screen the site from the south and west, with these areas being opened up for public access wherever possible;
 - vii) Development should reflect the location of Egginton Junction Gravel Pit County Wildlife Site and should, where possible enhance nature conservation interests of that site;
 - viii) the opening up of an existing culvert through the site and creation of appropriate easements along watercourses on the site, free of built development.
 - ix) Developer contributions to be made towards the provision of a new Household waste Recycling Centre in the Swadlincote Area

Policy H7	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land at Hilton Depot	?	✓✓	✓	✓	✓	✓	✓✓	✓✓	✓✓	✓*	✓✓	✓✓	✓	✓	X	✓	X	?	✓	--	X

Commentary

- 7.15.1 This site was granted outline planning consent in July 2014. The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes. Development in this area would help improve the range of facilities locally including through the provision of a new primary school, community facilities (allotments/land reserved for healthcare facilities and green space), this in turn, could reduce the need to travel. The development would also contribute towards the delivery of economic growth (the site would employ a notable number of people post construction (500-550 according to the developer planning application) as well as support construction jobs during site development. Development of new homes could also support existing retail or potentially support the delivery of additional retail and services within the village. The redevelopment of the existing ordnance sheds (which are around 60 years old and in a poor state of repair) would help improve the quality of the existing built environment in this area. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultation and examination.
- 7.15.2 The policy would also have beneficial impacts in respect of improving health and wellbeing and improving community safety through presenting opportunities to deliver new off road cycling connectivity and contributing towards highways safety and capacity improvements locally. It will also contribute towards improving the quality of the existing built environment by supporting the regeneration of a large previously developed site, although the sites performance would be tempered by the further release of around 7ha of greenfield land to support the comprehensive development of the area. Development in this area would not impact on any identified cultural heritage assets and would therefore help reduce overall plan effects in respect of cultural heritage. Development would also contribute towards the provision of new waste facilities locally.
- 7.15.3 Negative impacts are likely in respect of water, light or noise pollution although the inclusion of appropriate amenity or water quality policies elsewhere in the plan and the appropriate design of the site could help reduce pollution and amenity effects, including from employment sites proposed within the site. Objectives to conserve the districts landscape and townscape character and to reduce waste are also likely to be negatively impacted by development although this site is not identified as being of any significant sensitivity in respect of landscape and townscape character and could be significantly screened to the south and west by extensive tree belts already located on site. The development of the site is likely to lead to additional waste generation during construction and site use, although there may be potential to reuse materials on site during construction from existing buildings on the site.
- 7.15.4 No significant or notable impacts are identified in respect of improving access to cultural heritage within the site.
- 7.15.5 Negative effects are identified in respect of flood risk (the site is located in an area at flood risk, although actual risk is limited to moderate risk (i.e. Flood Zone 2) and the south eastern western portion of the site owing to the existence of landscape features close to the site, which although not flood defences provide a level of protection from flooding and owing to the recent completion of the River Dove Flood Risk Management Scheme which prevents flooding related to the River Dove and local watercourses to the west).
- 7.15.6 Uncertain effects are recorded in respect of objectives to reduce and manage the effects of climate change (again related to flooding), and to avoid damage to designated sites and species (there is evidence of a number of protected species on site and the site is located to a County

Wildlife site to the south separated from the site by a rail line). Thematic policies to be included in the Plan could help ensure that any uncertain effects associated with flooding and climate change are fully explored prior to development and appropriate mitigation sought.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.15.7 This site was first identified as a potential housing site in the Draft Local Plan Part 1 in autumn 2013 to help meet an increase in the housing requirement following an update to the Strategic Housing Market Assessment which led to an increase in the Districts Housing Requirement . The site was considered within the Preferred Growth Strategy in 2012, but at that time was not preferred by the Council as a potential housing site.
- 7.15.8 Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- Include a requirement for the site to connect with NCN54 and the local primary route connecting the site to Hilton Village Centre and Hatton beyond
 - Include a requirement for substantial areas of tree planting to the south and west of the site to be safeguarded with these areas being opened up for public access wherever possible.
 - Require that any planning application be supported by appropriate flood risk assessment work to inform site layout and design and minimise flood risk on site.
 - Require that development reflects the location of a non-statutory county wildlife site to the south of the site.

The policy was subject to a major modification during the examination, this added a requirement for a contribution towards waste facilities

Risks and Uncertainties

- 7.15.9 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at schools or colleges including a new primary school on site, new roads or highways capacity improvements, improvements to the local electricity network and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where other abnormal costs exist such as demolition or remediation costs associated with clearing ordnance warehouses, or reinstating a culverted watercourse within the site.
- 7.15.10 In addition the state of the wider economy could also affect the delivery of larger housing sites, especially in the near term as these sites often require significant investment by developers during the early phases of development. However, recent intervention by the government to support the housing market appears to be increasing demand and in turn the appetite of developers to open up large sites. At the local level a number of strategic sites held in abeyance during the recession appear to be coming forward for development. Nonetheless any downturn in the economy or loss of momentum could affect the deliverability of large sites in the short term.

Short, Medium and Long Term Impacts

- 7.15.11 Development could have a negative short term impact in respect of landscape and biodiversity effects, especially on the wooded areas to the south of the site. However new tree and hedgerow planting and Green Infrastructure provision on site (including the provision of enhanced

cycling provision, allotments 'buffer planting', and the opening up of a culverted watercourse) could help improve biodiversity and informal open space provision (including access through non car modes) in the longer term.

- 7.15.12 Given the scale of this site, and having regard to the phasing plan included alongside the outline planning application for 485 homes on this site it is likely that development will be phased with construction related impacts affecting individual phases over a 2-5 year period. However, at the site level construction impacts could be medium to long term (i.e. up to 10 years).

Cumulative or Synergistic Impacts

- 7.15.13 The development of this site in combination with proposals at Willington Road, Etwall (H10) and east of Hatton (H11) could have a notable impact on John Port Secondary school. This site is presently at capacity, although it may be able to grow to accommodate additional pupil numbers. No significant effects on local primary school provision are expected (other than the fact that this development would provide an additional school which could relieve pressure on the existing primary school in Hilton which currently has around 800 pupils on role). In addition development of this site together with that proposed in Hatton could also require significant improvements to the local energy distribution network. However such improvements would need to be delivered in a timely fashion, but could affect the early delivery of the site where insufficient capacity exists to accommodate initial growth. Development is unlikely to have cumulative or synergistic effects in respect of landscape and visual amenity given location of this site in respect of sites in neighbouring villages. No significant in combination effects in respect of highways resulting from the delivery of sites in Hatton, Etwall and Hilton are identified.

7.16: POLICY H8 FORMER ASTON HALL HOSPITAL, ASTON ON TRENT.

Residential development on Land at the Former Aston Hall Hospital, Aston for around 74 dwellings.

A

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) The development will embrace high quality design standards to reflect the character of Aston on Trent and the surrounding landscape;
- ii) Existing woodland areas along the north east and west of the site will be retained, enhanced and appropriate public access provided;
- iii) The development shall not adversely local townscape;
- iv) Consideration of improvements to community facilities for Aston on Trent;
- v) A green buffer and landscaping on the southern boundary of the site to help soften the housing development's impact on the surrounding rural landscape;
- vi) High quality pedestrian and cycle links both within the site and connecting to adjacent development;
- vii) The development shall protect and enhance the setting of heritage assets.
- viii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote Area

Policy H8	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Aston on Trent	✓	✓✓	✓✓	✓✓	?	✓	✓✓	✓✓	✓	✓	✓✓	✓✓	✓	✓	X	✓✓	✓	?	✓	--	?

Commentary

- 7.16.1 This site was granted planning permission in June 2014 for 74 dwellings and a care village. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations. Further changes to the policy were made through the local plan examination.
- 7.16.2 The impacts of developing this site are generally positive when assessed against the SA framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes, improving the health and wellbeing of local residents (a significant element of this scheme would be an elderly care village with assisted living units), improving community safety and reducing crime (the site is currently derelict and is the focus of crime and antisocial behaviour locally); improving accessibility to local services (it would include new publically accessible services and leisure opportunities within the scheme) and thus would also support objectives to enhance the vitality and viability of the Local Plan. The regeneration of a previously developed and now derelict site will help safeguard greenfield land elsewhere and will make a major contribution towards improving the quality of the existing built environment around the site. In addition, the provision of a care home could generate a significant number of construction jobs during site development, together with employment associated jobs with the care home post completion and would contribute towards diversifying the local economy and supporting growth.
- 7.16.3 This policy would also have beneficial impacts in respect of objectives to avoid damage to designated sites as there are no wildlife sites within the site, although Long Walk Wood (A County Wildlife Site) is located to the immediate west of the site, However no built development is proposed within the woodland and proposals will improve public access to the wood. The development of a care home and new market housing would also deliver affordable homes, together with a care home and market housing and could help to house local people who may not otherwise be able to live in this area. In addition, the reuse of a brownfield site and possible reuse of demolition materials, could help reduce

the need for primary won aggregates. There are no known areas of flood risk on site and redevelopment of the site could help improve local townscape character. The plan would therefore perform positively against sustainability objectives in respect of flooding and cultural heritage. The development will help contribute towards the provision of a household waste recycling centre elsewhere in South Derbyshire.

7.16.4 Uncertain impacts are recorded in respect of improving educational attainment and would be dependent on the provisions made through any development to improve existing schools provision and access to local heritage facilities through the site. Objectives to conserve the districts landscape and townscape character would also be dependent on the detail of any scheme, although it is likely that proposals would have a positive impact in respect of townscape (given it's derelict nature) and a negative or neutral impact in respect of landscape, given the existing woodland to the east and west of the site and the established hedgerow to the south, which would help contain the scheme.

7.16.5 Negative impacts are likely in respect of water, light or noise pollution, although the inclusion of appropriate amenity/environmental quality or water quality policies elsewhere in the plan and the appropriate design of the site could help reduce pollution and amenity effects. T

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.16.6 This site was first identified as a potential housing site in the Draft Local Plan Part 1 in autumn 2013. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:

- Require policy to adequately screen development from the south to minimise landscape effects
- Encourage developers to make new facilities publically accessible to existing village residents wherever practicable.

Further modifications were made to this policy through the Local Plan examination to protect heritage assets and ensure development helps fund waste facilities elsewhere in the district

Risks and Uncertainties

7.16.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities on site could all impact on site viability, especially where other abnormal costs exist such as demolition or remediation costs associated with clearing former hospital buildings. In addition the state of the wider economy could also affect the delivery of larger housing or mixed use sites.

Short, Medium and Long Term Impacts

7.16.8 Development could have a negative short term impact in respect of landscape and biodiversity effects, especially on the wooded areas to the east and west of the site. However new tree and hedgerow planting and Green Infrastructure provision on site (including the provision of enhanced footpaths) and management of existing landscape features could help improve biodiversity of sites in the medium to long term.

Given the scale of this site, and developer interest in bringing forward the development of a mixed use scheme for market hosing and an extra care facility it is expected that this site would be delivered early in the plan period. Construction related impacts are likely to be short term at the site level.

Cumulative or Synergistic Impacts

- 7.16.9 The development of this site together with proposals on the edge of Derby City (Site AC24 Sites south of Chellaston) and sites H14 and H17 Chellaston Fields and Last west of Holmleigh Way (included in the South Derbyshire Plan) would have a potentially negative impact on local schools without the provision of further secondary school capacity within the Derby Urban Area. Pupils from Aston usually attend Chellaston Academy, although this school is full and unable to take further students from the Chellaston area or South Derbyshire villages. However impacts would be moderated by virtue of the fact that a significant proportion of this site will comprise an elderly care village and will not generate the need for schools places and the fact that a new school is proposed to accommodate growth within South Derbyshire and Derby City close to the DUA.
- 7.16.10 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic housing sites in South Derbyshire and Derby City.

7.17: POLICY H9 LAND AT LONGLANDS REPTON

- A Residential development on Land at Longlands, Repton for around 124 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) The development shall reflect the historic character of the village, preserve Repton's landscape and townscape character, reflect local landform and be designed to minimise the effects on the local landscape;
 - ii) The eastern edge of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and improve the existing south east edge of the village;
 - iii) Views of the church spire from the public footpath will need to be respected and preserved where possible;
 - iv) Consideration of improvements in community facilities for Repton;
 - v) Development of the site shall not adversely impact upon the setting of Repton Conservation Area and other designated and non-designated heritage assets;
 - vi) A strategy to deal with foul and surface water associated with site development to be submitted alongside any development proposal;
 - vii) High quality pedestrian links within the site and delivery of enhanced walking connections to the site along Milton Road and the public footpath.
 - viii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy H9	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Repton- Longlands	✓	✓✓	✓	✓	?	✓✓	✓	✓	✓	✓	✓✓	✓	✓	✓	X	XX	✓	?	X	?	X

Commentary

- 7.17.1 To date consent has been granted for 124 dwellings on this site. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and changes made through the Local Plan examination.
- 7.17.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular this site would have major beneficial impacts in respect of providing decent and affordable homes, promoting social inclusion and reducing inequalities (by providing new market and affordable homes in the village), and by enhancing the vitality and viability of existing community facilities and services (either through supporting existing services or through supporting the provision of new facilities for example a new village hall).
- 7.17.3 There are less significant beneficial impacts in respect biodiversity and geodiversity (the site is not identified as having high value and could support biodiversity gain in the longer term). Development in this location could also have a neutral, or minor positive effect in respect of objectives to improve health and wellbeing and improving community safety (through the provision of highways improvements or new open space and play provision). It would also improve access to services and would help support the local economy and provide construction jobs locally. Development would likely support sustainable forms of construction, given existing and emerging energy efficiency standards in new homes and would deliver well designed homes. Development in this location would not increase flood risk and would support the delivery of new waste management infrastructure elsewhere in South Derbyshire
- 7.17.4 Development would have an uncertain effect in respect of schools provision and reducing and managing the effects of climate change, which again will be partially dependent on the design of new development.

- 7.17.5 Negative impacts are likely in respect of minimising waste, reducing water, light, noise and air pollution; protecting and enhancing the cultural character of the village and conserving local landscape. Significant negative effects are likely in respect of greenfield land losses.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.17.6 This site was first identified as a potential housing site in the Draft Local Plan Part 1 in autumn 2013. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- Policy should specifically require that development reflects the historic character of the village and protects the setting of nearby designated and non-designated heritage assets in addition to preserving landscape and townscape character.
 - Development should contribute to the delivery of enhanced walking routes including along Milton Road.
 - Development should reflect local landform and be designed to minimise effects on the local landscape.

Further major modifications were made at the examination stage to update the number of homes on site to accurately represent recent planning permissions and to require a financial contribution towards waste and recycling facilities in the District.

Risks and Uncertainties

- 7.17.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

Short, Medium and Long Term Impacts

- 7.17.8 Development could have a negative short term impact in respect of landscape effects, especially given the local landform which see this site rise notably to the south. However new tree and hedgerow planting and Green Infrastructure provision on site could help reduce landscape effects in the medium to long term as planting matures.
- 7.17.9 Given the scale of this site, and developer interest in bringing forward the development (there are currently two planning permissions covering around two thirds of the site), construction related impacts are likely to be short term at the site level.

Cumulative or Synergistic Impacts

- 7.17.10 The development of this site together with proposed development in Hatton, Hilton and Etwall would increase pressure on John Port Secondary School. This school is currently full, although does have limited capacity for growth.
- 7.17.11 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic housing sites in South Derbyshire and Derby City.

7.18: POLICY H10 LAND SOUTH OF WILLINGTON ROAD, ETWALL

A Residential development on land at Willington Road, Etwall for around 199 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) That the development shall not adversely affect the setting of Etwall Lodge;
- ii) High quality pedestrian connections will be made from the site into the village of Etwall.
- iii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy H10	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land south of Willington Road	✓	✓✓	✓✓	--	?	✓✓	✓✓	✓✓	✓	✓	✓✓	?	✓	✓	X	XX	✓	?	?	--	X

Commentary

7.18.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations as well as main modifications made through the Local Plan examination.

7.18.2 The impacts of developing this site are generally positive when against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes; promoting social inclusion and reducing inequalities (by proving new market and affordable homes locally); improving health and wellbeing of local residents (through the delivery of improvements to local community infrastructure such as, open space); improving accessibility to new and existing community facilities (pedestrian links connecting the development to facilities in the village are explicitly required) and by enhancing the vitality and viability of existing community facilities

- 7.18.3 There are less significant beneficial impacts in respect biodiversity and geodiversity (as to conform with national policy development would be expected to demonstrate that biodiversity gain is delivered on site including through new strategic planting and the provision of SUDS or amenity space). Development would also support the local economy and provide construction jobs within the District and surrounding area. Development would support sustainable forms of construction, given existing and emerging energy efficiency and water efficiency standards. Development in this location would help reduce flood risk at a district wide level by delivering growth in an area at low flood risk. Severn Trent Water has confirmed that there is capacity in the local foul waste network to accommodate growth. Development will also support the delivery of new waste facilities elsewhere in the district.
- 7.18.4 Development would have an uncertain effect in respect of objectives to increase educational attainment as there is an identified lack of existing schools provision in this area. Development would also have an uncertain effect in respect of improving the quality of new development and reducing and managing the effects of climate change, which again will be partially dependent on the design of new development and whether it is designed to tackle and adapt to the impacts of climate change. Development would be located away from the conservation area in the village and away from the historic core of the village.
- 7.18.5 Negative impacts are likely in respect of reducing water, light, noise, air pollution and conserving local landscape character. Significant negative effects are likely in respect of greenfield land losses as this site is previously undeveloped and is in use for agricultural development.
- 7.18.6 No effects are identified in respect of objectives to improve community safety (development in this location could also have a neutral effect in respect of highways effects according to transport assessments submitted to support site delivery) and in respect of improving access to cultural heritage facilities.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.18.7 This site was first identified as a potential housing site in the Draft Local Plan Part 1 in autumn 2013. No changes have been made to this policy as a result of the Sustainability Appraisal. A linked site located at Sutton Lane has been removed from the Plan in response to consultation responses received following the pre-submission consultation. Concerns raised were largely associated with impacts on heritage and the character and appearance of the village. A further modification to the Policy was made through the Local Plan examination requiring financial contributions towards waste and recycling facilities in the Swadlincote area.

Risks and Uncertainties

- 7.18.8 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements, new community facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

Short, Medium and Long Term Impacts

- 7.18.9 Development could have a negative short term impact in respect of landscape effects. However new tree and hedgerow planting and Green Infrastructure provision on site could help reduce landscape effects in the medium to long term as peripheral planting matures.

7.18.10 Given the scale of this site, and developer interest in bringing forward the development (there is an outstanding planning application for up to 100 homes before the Council), site delivery is likely during the early part of the plan period with construction related impacts occurring over the short term.

Cumulative or Synergistic Impacts

7.18.11 The development of this site together with proposed development in Hatton, Hilton and Etwall would increase pressure on John Port Secondary School. This school is currently full, although does have limited capacity for growth subject to expansion. The development could also work in combination with development proposals in Hilton to increase the need for improved healthcare provision locally. However it is likely that the existing surgery in Hilton could be expanded to accommodate new housing growth in this broad area proposed through the plan.

7.18.12 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic housing sites included in the South Derbyshire Part 1 Local Plan.

7.19 POLICY H11 LAND NORTH EAST OF HATTON

A Residential development on land north east of Hatton for around 400 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) Retention of the existing trees on the eastern boundary of the site and landscaping to help soften the housing development on the surrounding landscape;
- ii) The provision of high quality pedestrian and cycle links both within the site and connecting to established adjacent development to the south of the site;
- iii) Consider additional retail provision on site, to help meet the needs of the site and provide further retail facilities for Hatton;
- iv) Developer contributions will be made to maintain the flood alleviation works at the lower River Dove Catchment Area;
- v) The provision of a doctor's surgery in Hatton will be considered;
- vi) Ensure the provision of a combined access to the site and to a large manufacturing plant and nearby sewage treatment works. New road infrastructure should be designed to reflect and protect the amenity of existing and proposed residential properties;
- vii) Developer contributions will be made towards the extension to Heathfields Primary School, Hatton to help address capacity issues at the school;
- viii) An appropriate easement along watercourses on site that is free from built development;
- ix) Consideration of heritage assets in the area.
- x) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy H11	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land North East of Hatton	✓	✓✓	✓?	✓✓	✓	✓✓	✓✓	✓	✓	✓✓	?	✓	✓	X	XX	✓✓	✓	?	--	X	

Commentary

- 7.19.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and Local Plan examination.
- 7.19.2 The impacts of developing this site are generally positive when assessed against the SA framework. In particular this site would have major beneficial impacts in respect of providing decent and affordable homes; promoting social inclusion and reducing inequalities (by providing new market and affordable homes in the village which has seen very little growth since 2006); by improving health and wellbeing of local residents through improvements to local community infrastructure including additional healthcare capacity (potentially providing facilities in the village itself, and by contributing to the on-going maintenance of flood defences in the village). Major beneficial impacts are also expected in respect of sustainability objectives to improve local access to healthcare, education and employment, through the provision of new facilities and through improving pedestrian and cycle links locally. Development on the scale proposed would support the vitality and viability of the village in general and will expand local services and facilities. In requiring that development help pay the cost of maintaining recently completed flood works within the village it would also make a significant positive contribution towards managing flood risk and a lesser contribution to managing the impacts of climate change.
- 7.19.3 Development as proposed in this policy is likely to have less significant positive effects in respect of objectives to improve biodiversity by targeting growth away from areas of greatest biodiversity and geodiversity interest, (by providing new habitat creation/landscaping and a green buffer). Development would also contribute towards the delivery of capacity improvements to local primary and secondary schools and for supporting economic growth in the area (by both providing construction jobs during the build out phase and balancing the large scale expansion

of a significant manufacturing site in the village). Development would support sustainable forms of construction, given existing and emerging standards controlled through national policy and statute. The policy would also support the delivery of new east infrastructure elsewhere in South Derbyshire.

- 7.19.4 Uncertain impacts are likely in respect of delivering improvement to the built environment and design quality, protecting and enhancing the cultural heritage of the district (development may have a negative impact on Tutbury Castle (A Scheduled Ancient Monument outside of the District), although impacts would be dependent on the detailed design of any scheme. There is also potential for underground archaeology within this site.
- 7.19.5 Negative impacts are likely in respect reducing water, light, noise and air pollution and conserving local landscape character. Significant negative effects are likely in respect of greenfield land losses given that this site is greenfield and in productive agricultural use.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.19.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. No changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework have been made although a minor modification to the policy has been made to the policy following the pre-submission consultation undertaken in March 2014.

Risks and Uncertainties

- 7.19.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements, new community/healthcare facilities, a contribution towards the maintenance of strategic flood defences and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.

Short, Medium and Long Term Impacts

- 7.19.8 Development could have a negative short term impact in respect of landscape effects. However the retention of existing vegetation on the eastern edge of the site together with new tree and hedgerow planting and Green Infrastructure provision on site could help reduce landscape effects in the medium to long term as planting matures.
- 7.19.9 Given the scale of this site, site delivery is likely during the early to middle part of the plan period with construction related impacts occurring over the short to medium term.

Cumulative or Synergistic Impacts

- 7.19.10 The development of this site together with proposed development in Hilton, Etwell and Repton would increase pressure on John Port Secondary School. This school is currently full, although does have limited capacity for growth subject to expansion. The development could also work in combination with development proposals in east Staffordshire to increase the need for improved healthcare provision in Tutbury. It is unclear whether existing facilities could accommodate further growth in this area and there may be a need for a new GP surgery on site.

7.19.11 There is also a lack of capacity on the local electricity network in this area. Growth could be frustrated on this and other potential housing sites at Hilton and possibly Etwall and Mickleover (and at potential employment site a Dove Valley), whilst new infrastructure is provided. It is unclear whether this issue could delay the delivery of sites prior to this infrastructure being delivered.

7.19.12 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic sites included in the South Derbyshire Part 1 Local Plan.

7.20 POLICY H12 HIGHFIELDS FARM

A Residential development on land at Highfields Farm for up to 1,041 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) The provision of a single form entry primary school on site;
- ii) The provision of a local centre commensurate with the size of the development to provide for day to day needs of the wider neighbourhood. The local centre should be the focal point within the development;
- iii) The provision of a community centre;
- iv) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing and proposed residential development shall be provided;
- v) The southern edge of the site will require a green buffer and landscaping to help soften the housing development against the landscape;
- vi) Consideration should be given to Phase 2 of the South Derby Integrated Transport Link Road;
- vii) Developer contributions to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;
- viii) Developer contributions to be made towards the provision of a new household waste recycling centre in the Swadlincote area

Policy 12	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Highfields Farm	✓	✓✓	✓	?	?	✓✓	✓✓	✓✓	✓	✓	✓	?	✓	✓	X	XX	✓✓	?	✓	--	X

Commentary

- 7.20.1 This is a housing allocation which was expected to deliver up to 1200 dwellings within the Plan period. It was granted outline planning consent January 2009. Reserve matters applications have confirmed that 1041 dwellings will be delivered on site. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal, Local Plan consultations and modifications proposed through the Local Plan examination.
- 7.20.2 The impacts of developing this site are generally positive when assessed against the SA framework and would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes; tackle housing deprivation locally; improve local accessibility to education, shopping, open space and other community facilities. The proposal would also make best use of existing infrastructure and reduce car dependency by providing capacity/highways improvements, new walking and cycling provision and facilities on site. The site would also contribute towards ensuring new homes in the district are not at flood risk (the site is in an area at low risk) and would need to be built to conform with emerging standards associated with the Flood Water Management Act.
- 7.20.3 Other positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest by improving the health and wellbeing of local residents, (through the provision of new homes market and affordable homes), through the provision of new walking and cycling routes and public open space. The delivery of new homes will also support economic growth and the diversification of the local economy through supporting new construction jobs locally. Development will also support existing retail and services in Derby City and nearby Heatherton village (although some day to day needs would be met by some service provision on site). Development would be constructed to meet existing building regulations and would deliver sustainable development when compared to the districts existing

housing stock. There are no identified sites or features of cultural or heritage significance on, or close to the site. The delivery of this site will therefore perform positively against an objective to protect cultural heritage. This policy could also support the delivery of new waste facilities in the district

- 7.20.4 Uncertain effects are identified in respect of objectives to improve health and safety, reduce fear of crime reduce the impacts of climate change, improve educational achievement and improve the quality of new development. It is likely that the significance and direction of effects would be informed by the detailed design and implementation of any scheme which will be determined largely through reserved matters planning applications or via conditions, including any developer contributions made to support highways capacity improvements and educational provision.
- 7.20.5 Negative effects are likely in respect of reducing water, light and noise pollution, and conserving the districts landscape character. Major negative impacts are likely in respect of greenfield land losses given the previously undeveloped nature of this site and its agricultural use.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.20.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. No amendments have been made to this policy as a result of the sustainability appraisal or pre-submission local plan consultation undertaken in March 2014, although a criteria to support the delivery of new waste facilities was added during the Local Plan examination as a main modification.

Risks and Uncertainties

- 7.20.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage, increased capacity at local schools, new roads or highways capacity improvements, new community/healthcare facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.
- 7.20.8 The parameters of this development have been largely determined through the outline planning application (and associated conditions), the Section 106 legal agreement, the masterplan and mitigation proposed through the environmental impact assessment. It is therefore worth noting that there is a high level of certainty about the likely impact of this scheme as significant environmental and social assessments have been undertaken through the environmental impact assessment process to support the proposal. This material has been used to help inform this appraisal. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

- 7.20.9 Development could have a negative impact in respect of landscape and townscape effects. However the retention of existing vegetation on the eastern edge of the site together with new tree and hedgerow planting and Green Infrastructure provision could help reduce landscape effects in the medium to long term as planting matures.

Given the scale of this site, delivery is likely through the plan period up to 2028 with construction related impacts occurring over the whole life of the Plan.

Cumulative or Synergistic Impacts

- 7.20.10 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire. In particular, growth could act in combination with housing sites AC19 (Manor Kingsway), and AC20 (Rickneld Road), in the city and housing sites located in the northern western part of South Derbyshire (H7, H9, H10, H11, H18 and H19). In combination, development in this area could have notable impacts in respect of transport and education. However this site has been subjected to appropriate transport assessments through the planning application process and can be accommodated locally subject to capacity or safety improvements to the surrounding road network. In respect of secondary school provision there is a lack of existing places to fully meet growth proposed in Derby City and within urban extensions to the City in South Derbyshire. It is likely that at least one new school will be required in the DUA to accommodate growth.
- 7.20.11 There is also a lack of capacity in the local sewerage network on the edge of the City, although unlike other DUA sites this site could be accommodated by Findern Waste Water Treatment Works subject to increasing the capacity at this works. In respect of potable water supply this site is most likely to be served by Staffordshire Water with water delivered via the Castleway pumping station to the north of Burton on Trent. Development in East Staffordshire combined with this site could require capacity enhancements to the water supply network.
- 7.20.12 No other cumulative impacts are identified as a result of this development in respect of landscape or highways effects or other infrastructure capacity constraints given the scale of development proposed and its distance from other strategic sites included in the South Derbyshire Part 1 Local Plan.

7.21 POLICY H13 BOULTON MOOR

- A Residential development on Land at Boulton Moor will provide for around 1,950 dwellings within South Derbyshire and 800 new homes within the Derby City administrative boundary.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) That South Derbyshire District Council, Derby City and developers continue to work together to ensure that the proposals offer a holistic vision for an urban extension which is delivered in a comprehensive manner across the local authority boundaries. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development;
 - ii) A jointly prepared development framework shall be produced;
 - iii) A cross boundary approach to housing design, layout, density, open space and landscape shall be developed/undertaken;
 - iv) A cross boundary approach to the provision of affordable housing shall be developed/undertaken;
 - v) A plan of phasing for the delivery of this cross boundary site shall be submitted with any application;
 - vi) The provision of sustainable transport measures, including contributions to the delivery of a new park and ride and bus service to serve the wider urban extension site;
 - vii) Highway works, including improvements to Snelsmoor Lane to ensure that the impact on its junctions with the A6 and High Street are satisfactorily mitigated;

- viii) Flood mitigation measures to address fluvial and surface water issues relating to the Thulston Brook watercourse and ground water levels;
- ix) An appropriate flood risk assessment shall be submitted with any application;
- x) Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure on the site;
- xi) High quality pedestrian and cycle routes within the site and links between these and existing and proposed routes and green spaces beyond the site;
- xii) A significant green buffer and landscaping boundary on the outer edges of the developments, to help soften the housing developments impact on the surrounding countryside, create a new defensible boundary and help mitigate the urbanising impact of new development upon Derby City's Green Wedge;
- xiii) A new district centre shall be provided, anchored by a supermarket complemented by a range of smaller units providing for day to day needs of the wider neighbourhood;
- xiv) The scale of the anchor store will be commensurate with the needs of the new community, the level of growth anticipated and the need to maintain the vitality and viability of other centres. The location of the centre should be the focal point at the heart of the new community;
- xv) The provision of a two form entry primary school to cover phases 1 and 2 with separate primary provision to serve the site in Derby;
- xvi) The urban extension shall protect and enhance the setting of nearby Elvaston Historic Park and Garden and other heritage assets, and will contribute towards softening the settlement edge around Boulton Moor;
- xvii) Any built development to the east of the A6 and west of the B5010 shall be in accordance with Green Belt Policy;
- xviii) In order to safeguard the operation of the Strategic Road Network an assessment of the impact of development traffic will be carried out and developer contributions will be sought.

Policy H13	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Boulton Moor	✓	✓✓	✓	?	?	✓✓	✓✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	?	?	?	✓	X

Commentary

- 7.21.1 This is a strategic site which comprises of three distinct phases of development which together could deliver 1,950 dwellings. Outline Planning Permission has already been granted for 1,058 dwellings (Boulton Moor Phase 1) in January 2009 and works to construct the first three hundred homes on site have recently commenced. An extension to the Phase 1 site would see the delivery of a further 700 homes, whilst a third phase of development to the immediate north of the Phase 1 site would see the delivery of a further 190 dwellings. A further proposal for 800 homes in Derby City is also planned within the Derby City Local Plan. The policy set out above represents the most up to date version of the policy amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.21.2 The development of this site in accordance with outlined policy would have major beneficial impacts in respect of sustainability objectives to provide decent, affordable homes and reduce housing deprivation both in South Derbyshire and Derby City through the delivery of significant affordable and market housing. Development would also improve local accessibility to education, shopping, open space, employment; (the site is well related to the under construction Derby Commercial Park and Raynesway) and other community facilities. The proposal would also make best use of existing infrastructure and reducing car dependency, by providing capacity/highways improvements, new walking and cycling provision and facilities on site and through the support of a new park and ride site located to the immediate north of the Phase 1 site. The policy would help support the further expansion of the proposed local centre in the existing consented scheme and would help to address the lack of a local centre in the general vicinity of this part of Derby City.
- 7.21.3 Other positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest (the site would deliver biodiversity gain on site including through new formal and informal space provision, the creation of a SUDS and other

habitat creation). The delivery of this site in accordance with this policy would also improve the health and wellbeing of local residents (through the provision of new homes (market and affordable) and through the provision of new walking and cycling routes and public open space. This policy would also support economic growth and the diversification of the local economy (through the delivery of new construction jobs and new retail and service jobs in the local centre). Development would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock. Development would offer opportunity to improve public access locally including access to Elvaston Castle Historic Park and Garden.

- 7.21.4 Uncertain effects are identified in respect of objectives to improve health and safety; reducing the impacts of climate change and reducing crime and fear of crime. In addition uncertain effects are also identified in respect of objectives to improve local education provision (and therefore attainment); improve the quality of new development and conserve local landscape character. It is likely that the significance and direction of effects would be informed by the detailed design and implementation of any scheme. The policy (as drafted) would require that development improves the existing settlement edge around Boulton, although the actual direction and scale of impacts would be largely influenced by the detailed design of development managed through reserved matters planning applications and the discharge of conditions for the site). It is also unclear how this site would perform in respect of flood risk. Phase 1 and 3 of the site is located outside any areas of identified flood risk. A notable part of phase 2, however, is indicated as being at flood risk, although it is unclear whether the Environment Agency Mapping (which conflicts with the Council's Level 1 Strategic Flood Risk Assessment) is accurate. Work is ongoing to determine actual flood risk in this general area.
- 7.21.5 Negative effects are likely in respect of reducing water, light and noise pollution. Major negative effects are likely in respect of greenfield land losses, as all of the sites are located on previously undeveloped agricultural land. A number of minor modifications have been proposed to the policy following the pre-submission consultation undertaken in 2014, although these have not affected the performance of the policy in respect of the sustainability appraisal.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.21.6 This site was first identified as a potential housing site in the Council's Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. No amendments have been made to this policy as a result of the sustainability appraisal.

Risks and Uncertainties

- 7.21.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools including the onsite provision of a primary school, new roads or highways capacity improvements including to Snelsmoor Lane, the provision of enhanced public transport provision, new community/healthcare facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.
- 7.21.8 The parameters of this development have been largely determined through the outline planning application (and associated conditions), the Section 106 legal agreement (for phase 1 site), the masterplan and mitigation proposed through the environmental impact assessment (for phase 1 and 2 sites). It is therefore worth noting that there is a high level of certainty about the likely impact of this scheme as significant

environmental and social assessments have been undertaken through the environmental impact assessment process to support the phase 1 and 2 proposals. This material has been used to help inform this appraisal. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

- 7.21.9 Development could have a negative impact in respect of landscape and townscape effects in the short to medium term. However the retention of existing vegetation on southern and eastern edge of development, including that required to protect the setting of Elvaston Castle Park and Garden could help reduce the magnitude of effects in the longer term. Given the scale of development in this area it is likely that construction related impacts would last for the duration of the plan period (long term).

Cumulative and Synergistic Impacts

- 7.21.10 Development in this area could act in combination in respect of other planned strategic housing development on the edge of the City and South Derbyshire. The existing consented Boulton Moor development would be served by Noel Baker School, although additional growth proposed as part of the phase 2 and 3 sites and site AC23 in Derby City could not be accommodated by this school. Further secondary provision is therefore proposed within the DUA to accommodate growth and reduce the effects of large scale development in this area. Development on the scale proposed in this area would also have potential effects on the local highways networks and capacity improvements and new public transport provision and walking and cycling route provision is proposed to help minimise the cumulative effects of growth in this area.
- 7.21.11 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA. The Council continues to have ongoing discussions with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and/or increasing the capacity of the sewerage network within the city to increase capacity.
- 7.21.12 Finally development around Boulton Moor could have synergistic impacts in respect of landscape and visual amenity. The compact nature of the city coupled with the scale of growth proposed could have notable landscape effects, especially from rural views to the south (including for those travelling along the A50). Growth in many cases will bring the city immediately adjacent or significantly closer to this key transport corridor and could have a detrimental impact on the rural nature of much of the northern part of the district. However the creation of new strategic landscape buffers and retention of existing planting could help reduce effects in the longer term.

7.22

POLICY H14 CHELLASTON FIELDS

- A Residential development on Land at Chellaston Fields will provide for around 500 dwellings within South Derbyshire.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
 - i) High quality pedestrian and cycle routes shall be provided within the site and opportunities for links between the site and existing residential development and future employment areas shall be provided;
 - ii) Consideration should be given to some retail development on the site that is commensurate to the size of development and surrounding area, but does not affect the viability and vitality of existing retail in the area;
 - iii) Developer contributions are to be made toward improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network
 - iv) The developments shall protect and enhance the setting of heritage assets

Policy H14	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Chellaston Fields	✓	✓✓	✓	--	?	✓✓	✓✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	✓✓	?	X	?	X

Commentary

7.22.1 This bulk of this site was granted outline planning permission in 2013 although no start has been made on site. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and included in the plan in the event that permission on this site lapses.

7.22.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes, promoting social inclusion and reducing inequalities by providing new market and affordable homes in a relatively expensive part of the City. In addition, major beneficial impacts are also expected in respect of sustainability objectives to improve local access to education, childcare provision, retail and open space, through the provision of new facilities and through connecting to existing pedestrian and cycle links locally. Development on the scale proposed would support the vitality and viability of Chellaston Neighbourhood Centre in general and will expand local services and facilities on site for the benefit of existing

communities, (the policy explicitly sets out to secure appropriate retail provision on site, at a scale which would not undermine the vitality of Chellaston Local Centre). The site is not at flood risk and development would be retained back to greenfield run off rates with appropriate management of surface water on site.

- 7.22.3 Less significant positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest, improving the health and wellbeing of local residents, through the provision of new homes market and affordable, supporting sustainable economic growth and the diversification of the local economy (by supporting new construction jobs and new retail and service jobs in proposed local centre). Development would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock.
- 7.22.4 No impacts in respect of safety and crime have been identified. Transport assessments supporting the planning application indicate that road safety concerns can be managed and mitigation delivered, to offset any increase in traffic volumes and highways safety concerns.
- 7.22.5 Uncertain effects have been identified in respect of issues concerning education (still to be fully resolved), improve the quality of new development, reduce and manage climate change and improve access to local heritage assets. The performance of any scheme will be largely determined through the detailed design of any scheme (to be dealt with through reserved matters).
- 7.22.6 The development would have a significant negative effect in respect of objectives to minimise greenfield land losses, as the is previously developed and capable of being used for agricultural uses.
- 7.22.7 Less significant negative effects are likely in respect of minimising waste; reducing pollution; (development could lead to an increase in noise complaints where homes are located close to the A50); protecting the cultural heritage (the site is located adjacent to an area of known archaeological interest). The development would also have a negative effect on the local landscape and in respect of visual amenity.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.22.8 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. Outline Planning Approval for up to 450 dwellings, local centre and primary school was consented in autumn 2013 subject to legal agreements. No changes to this policy are proposed following a draft review of this site against the SA framework.

Risks and Uncertainties

- 7.22.9 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage, increased capacity at local schools including the onsite provision of a primary school, new roads or highways capacity improvements including to the A514 in Chellaston, new community facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability.
- 7.22.10 The parameters of this development have been largely determined through the outline planning application (and associated conditions), the Section 106 legal agreement and mitigation proposed through the environmental impact assessment. It is therefore worth noting that there is a high level of certainty about the likely impact of this scheme as significant environmental and social assessments have been undertaken

through the environmental impact assessment process to support the proposal. This material has been used to help inform this appraisal. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

- 7.22.11 Development could have a negative impact in respect of landscape and townscape effects in the short to medium term. However the retention of existing vegetation on southern and eastern edge of development, including that adjacent to the A50 could help reduce the magnitude of effects in the longer term, especially from views from the South.
- 7.22.12 Given the scale of development in this area, and having regard to developer interest in bringing forward this site, it is likely that construction related impacts would occur during the early and potentially the middle part of the plan period.

Cumulative and Synergistic Impacts

- 7.22.13 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire. In particular, growth could act in combination with housing site AC24 (South of Chellaston) and employment site AC15 (Infinity Park) in the city and housing sites H17 (Holmleigh Way Chellaston) and H15 (Wragley Way) in South Derbyshire, in respect of transport. In combination, effects from housing sites in respect of secondary education provision could also arise due to the lack of secondary school capacity in Chellaston. In order to address both issues new infrastructure is planned. The delivery of the new South Derby Integrated Link Road could increase local highways capacity in the Chellaston and Sinfin Area, whilst the provision of at least one new secondary school within the DUA will provide the secondary school places necessary to support growth.
- 7.22.14 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA. The Council is in continual dialogue with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and or increasing the capacity of the sewerage network within the city to increase capacity.
- 7.22.15 Finally development around Chellaston could have synergistic impacts in respect of landscape and visual amenity. The compact nature of the city coupled with the scale of growth proposed could have notable landscape effects, especially from rural views to the south (including for those travelling along the A50). Growth in this area will bring the city immediately adjacent to this key transport corridor and could have a detrimental impact on the rural nature of much of the northern part of the district. However the creation of new strategic landscape buffers and retention of existing planting could help reduce effects in the longer term.

7.23: POLICY H15 WRAGLEY WAY

- A Residential development on Land at Wragley Way will provide for around 1,950 dwellings within South Derbyshire.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) New highway infrastructure to mitigate the transport impact on the local and strategic road networks of the whole site. This will include the provision of and/or contributions to the construction of the South Derby Integrated Transport link;

- ii) Developer contributions to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network;
- iii) Any development should not prejudice the construction of a potential junction connecting the site to the A50, which may potentially be needed following the completion of the South Derby Integrated Transport Link;
- iv) The provision of sufficient new primary school provision on site for the development as a whole;
- v) High quality pedestrian and cycle links should be provided across the site and to the nearby residential, retail and employment developments together with recreational areas;
- vi) The number of homes to be occupied before completion of the South Derby Integrated Transport Link shall be agreed with the Council;
- vii) A new on-site local shopping centre shall be provided which should be commensurate in size to the needs of the community, taking into account the surrounding retail provision available. The location of the centre should be the focal point at the heart of the new community;
- viii) The east, south and west of the site will require a green buffer and landscaping from the railway line and the A50 and enhancements to a defensible boundary along Sinfin Moor;
- ix) Improvements to existing green infrastructure shall be made, along with the provision of new green infrastructure on site.

Policy H15	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Wragley Way	X	✓✓	✓	--	?	✓✓	✓✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	✓✓	?	?	?	X

Commentary

7.23.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

- 7.23.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of providing decent and affordable homes which in turn would promote social inclusion and reduce inequalities. In addition, major beneficial impacts are also expected in respect of sustainability objectives to improve local access to retail, open space and employment provision (by providing a direct link to large scale economic development to the north east of the site). Development would also make best use of existing infrastructure by providing a new integrated transport link which could help tackle capacity issues on the surrounding road network. Development on the scale proposed would support the vitality and viability of Sinfin to the immediate north, whilst allowing limited expansion of local services and facilities on site. The site is not at flood risk and development would be retained back to greenfield run off rates with appropriate management of surface water on site.
- 7.23.3 Less significant positive impacts are likely in respect of sustainability objectives to improve the health and wellbeing of local residents (through the provision of new homes (market and affordable), supporting sustainable economic growth and the diversification of the local economy, through supporting new construction jobs locally and new retail and service jobs in the proposed local centre. Development would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock.
- 7.23.4 Uncertain effects have been identified in respect of issues concerning education (still to be fully resolved). Improving the quality of new development, reducing and managing the effects of climate change and improve access to local heritage assets. The performance of any scheme will be largely determined through the detailed design of any scheme which is presently unknown. Uncertain impacts are also likely in respect of the objective to respect cultural heritage, as development on this site could lead to the partial loss of Sinfin Moor which is a regionally significant geological site.
- 7.23.5 Negative effects are likely in respect of objectives to avoid loss to designated sites and species (the development of the site would lead to the partial loss of a regionally important geological site – a non-statutory geodiversity site), minimise waste generation, reduce pollution and to conserve and enhance landscape character. It is noted that development on part of this site would be located close to the railway line which could lead to increased noise complaints without careful site design. Major negative effects are identified in respect of minimising greenfield losses as the whole site is previously undeveloped and in agricultural production.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.23.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- Require that developers to provide an assessment of the impact of development on the RIGS resulting from the detailed design and layout of development which includes mitigation as appropriate.
 - Require appropriate sound attenuation/noise mitigation from the railway line to the south east of the site.

Risks and Uncertainties

- 7.23.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools including the onsite provision of a primary school on site as appropriate, new roads or highways capacity improvements including the South Derbyshire Integrated

Link Road, new community facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability. In addition the state of the wider economy could also affect the delivery of larger housing or mixed use sites.

Short, Medium and Long Term Impacts

- 7.23.8 Development could have a negative impact in respect of landscape effects in the short to medium term. However the retention of existing vegetation on southern, western and eastern edge of development together with field boundaries within the development site, could help reduce the magnitude of effects in the longer term, especially from views from the south.
- 7.23.9 Given the scale of development in this area, it is likely that construction related impacts would occur throughout (and indeed beyond) the Plan period, as the plan only makes provision for the delivery of 1,180 homes within the Plan period.

Cumulative and Synergistic Impacts

- 7.23.10 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire. In particular, growth could act in combination with housing site AC17 (Sinfin Lane/Goodsmoor Road) and employment site AC15 (Infinity Park) in the city and housing sites H14 (Chellaston Fields) (H16 Primula Way), H17 (Land west of Holmleigh Way) in South Derbyshire, and any future extension to Infinity Park (Policy E5), in respect of transport. In combination, effects from housing sites in respect of secondary education provision could also arise due to the lack of secondary school capacity locally. In order to address both issues new infrastructure is planned. The delivery of the new South Derby Integrated Link Road could increase local highways capacity in the Chellaston and Sinfin Area, whilst the provision of at least one new secondary school within the DUA will provide the secondary school places necessary to support growth locally.
- 7.23.11 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA. The Council is in continual dialogue with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and/or increasing the capacity of the sewerage network within the city to increase capacity.
- 7.23.12 Development around the southern edge of Sinfin could have synergistic impacts in respect of landscape and visual amenity. The compact nature of the city coupled with the scale of growth proposed on its southern boundary could have notable landscape effects, especially from rural views to the south (including for those travelling along the A50). Growth in this area will bring the city immediately adjacent to this key transport corridor and could have a detrimental impact on the rural nature of much of the northern part of the district. However the creation of new strategic landscape buffers and retention of existing planting could help reduce effects in the longer term.

7.24 POLICY H16 PRIMULA WAY, SUNNY HILL

- A Residential development at Primula Way, Sunny Hill for around 500 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) The south and west boundary of the site will require a green buffer and landscaping, to help soften the housing development against the rural landscape and create a new defensible boundary;
 - ii) Appropriate sound attenuation/noise mitigation from the railway line to the east of the site shall be provided.

- iii) The development should have high quality pedestrian connections into the existing residential areas within Derby City;
- iv) Developer contributions to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.

Policy H16	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Primula Way	✓	✓✓	✓	--	?	✓✓	✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	✓✓	?	?	?	X

Commentary

- 7.24.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultation.
- 7.24.2 The development of this site in accordance with outlined policy would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes and support housing deprivation both in South Derbyshire and Derby City. It would also make best use of existing infrastructure and reduce the need to travel, by ensuring good connectivity to surrounding urban areas including Sinfin Local Centre (which further growth would support) and would provide access to frequent and regular bus services along Stenson Road. Part of the site was consented for homes in 2011 and will provide flood alleviation works, which will contribute towards reducing flood risk locally, including within the City.
- 7.24.3 Other positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest and deliver biodiversity gain, improve the health and wellbeing of local residents, through the provision of new homes (market and affordable) and through the provision of new walking and cycling routes and public open space. Development would also support economic growth and the diversification of the local economy through supporting new construction jobs. Development would be accessible to shopping, open space, employment and other community facilities within Sinfin due to its proximate location and the requirement of the policy to provide good connectivity to the existing urban area. Development would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock.

- 7.24.4 Uncertain effects are identified in respect of objectives to improve educational achievement; improving the quality of new development; reducing the impacts of climate change and improving accessibility to cultural features. It is likely that the significance and direction of effects would be informed by the detailed design and implementation of any scheme. Uncertain effects are also identified in respect of heritage features given the potential for underground archaeology within the site. However no impacts on listed or other historic building are likely as a result of this development.
- 7.24.5 Negative effects are likely in respect of minimising waste; reducing water, light and noise pollution. It is noted that the development of new homes in close proximity of a railway line could lead to increased noise complaints. Development in this location could also have a negative impact in respect of conserving the districts landscape and townscape character. Major negative effects are likely in respect of greenfield land losses given this site is previously undeveloped and in agricultural use,

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.24.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. Part of the site (for 145 dwellings) was granted outline permission in 2012, although an application to deal with reserved matters remains to be submitted. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- Include a requirement for appropriate sound attenuation/noise mitigation from the railway line to the south east of the site.
- 7.24.7 No substantive changes have been made to this policy following consultation on the Pre-submission draft of the Local Plan in March 2014.

Risks and Uncertainties

- 7.24.8 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green infrastructure, sustainable urban drainage and flood risk mitigation on site associated with the Hell Brook, increased capacity at local schools, new roads or highways capacity improvements, new community facilities and affordable housing. Requirements to deliver new infrastructure or community facilities could all impact on site viability. In addition the state of the wider economy could also affect the delivery of larger housing sites.

Short, Medium and Long Term Impacts

- 7.24.9 Development could have a negative impact in respect of landscape effects in the short to medium term. However the retention of existing vegetation on western and southern edge of development together with field boundaries within the development site could help reduce the magnitude of effects in the longer term, especially from views from the south.
- 7.24.10 Given the scale of development in this area and developer interest in bringing forward this site, it is likely that construction related impacts would occur in the short to medium term.

Cumulative and Synergistic Impacts

- 7.24.11 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire, in respect of transport impacts on the Stenson Road Corridor. In particular, growth could act in combination with housing site AC17 (Sinfin Lane/Goodsmoor Road) and employment site E4 (Sinfin Moor) and housing site H15 (Wragley Way), in South Derbyshire. In combination, effects from housing sites in respect of secondary education provision could also arise due to the lack of existing secondary school capacity, sufficient to meet all local need in and around Sinfin. No other significant in combination effects have been identified, although large scale development in this general area could also have a negative impact on the local sewerage network, although it is likely that Severn Trent could undertake timely capacity improvements sufficient to accommodate growth.
- 7.24.12 Development around the southern edge of Sinfin could have synergistic impacts in respect of landscape and visual amenity. The compact nature of the city coupled with the scale of growth proposed on its southern boundary could have notable landscape effects, especially from rural views to the south. However the creation of new strategic landscape buffers and retention of existing planting could help reduce effects in the longer term.

7.25: POLICY H17: HOLMLEIGH WAY, CHELLASTON

- A Residential development on Land at Holmleigh Way will provide for around 150 dwellings within South Derbyshire.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) Outgrown hedgerows on the boundary of the site should be retained wherever possible;
 - ii) To seek opportunities for high quality pedestrian and cycle route links into the Sustrans route and the existing retail centre in West Chellaston;
 - iii) Avoidance of areas of flood risk to the north and south of the site due to Cuttle Brook;
 - iv) Appropriate noise attenuation close to the A50;
 - v) The development of the site shall not prejudice the development of a new link road to serve development around Sinfin and Infinity Park;
 - vi) An appropriate buffer between the new housing development and Holmleigh Way will be provided;
 - vii) Developer contributions are to be made towards improvements to the A50/A514 and A50/A38 junctions to safeguard the operation of the Strategic Road Network.

Policy H17	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Holmleigh Way	X	✓✓	✓	--	?	✓✓	✓	✓✓	✓	✓	✓✓	?	X	✓	X	XX	✓✓	?	?	?	X

Commentary

- 7.25.1 The policy set out above represents the most up to date version of the policy amended to reflect changes as a result of the sustainability appraisal and previous Local Plan consultations.
- 7.25.2 The impacts of developing this site are generally positive when assessed against the SA Framework. In particular, this site would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes and promoting social inclusion in both in South Derbyshire and Derby City. Development of this site would also contribute towards making the best use of infrastructure and reducing the need to travel (due to the proximity of the site to local services in Chellaston and the proximity of the site to a significant local cycle route and local bus services running along Crown Way). Development close to, and well connected to, the local centre, located on Holmleigh Way would also support the viability and vitality of local shops and services. The site is largely at flood risk, although the policy, as drafted requires development to be located outside of areas at risk.
- 7.25.3 Site development could also have minor or modest beneficial effects in respect of objectives to improve accessibility by locating new development close to existing services and by providing good quality pedestrian links to surrounding areas, although direct connectivity to local shops and facilities could be partially frustrated by land ownership issues. Development would also support economic growth and the diversification of the local economy through supporting new construction jobs locally. New homes would be constructed to meet existing or future building regulations and would deliver sustainable development when compared to the districts existing housing stock.
- 7.25.4 Uncertain effects are identified in respect of issues concerning education (still to be fully resolved - although it is likely that primary age children would access a proposed new school planned as part of the Chellaston Fields development to the east of the A514), improving the quality of new development, reducing and managing climate change and improving access to local heritage assets. The performance of any scheme will be largely determined through the detailed design of any scheme (to be dealt with through reserved matters). There are no built heritage sites

or features within the site or immediately surrounding the site although there is significant potential for below ground archaeology in this area, an uncertain effect is therefore identified in respect of the SA objective.

- 7.25.5 Negative effects are likely in respect of minimising waste, reducing water, light and noise pollution and conserving the districts landscape and townscape character. In addition this site lies partially within the Sinfin Moor RIGS. This geological feature extends some 2km square around Sinfin Moor and is the bed of an ice age lake. RIGS sites are not-statutory designations, however and a minor impact on this feature is likely given the small scale of this proposal. Major negative effects are likely in respect of greenfield land losses given that this land is previously undeveloped (although is not in agricultural use presently).

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.25.6 This site was first identified as a potential housing site in the Councils Preferred Strategy in autumn 2012. It was also included as a draft allocation in the Part 1 Local Plan in autumn 2013. The Site was granted outline planning consent for 158 homes in spring 2014 (although the section 106 remains to be signed). Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- The requirement for appropriate noise attenuation close to the A50.
 - The requirement for development on this site not to prejudice the development of a new link road proposed to serve development around Sinfin and around Infinity Park.
 - The requirement to provide an appropriate buffer between new housing development and Holmleigh Way.

Risks and Uncertainties

- 7.25.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools, highways capacity improvements or new public rights of way and affordable housing. Requirements to deliver new infrastructure could all impact on site viability.
- 7.25.8 The parameters of this development have been largely determined through the outline planning application. It is therefore worth noting that there is a medium to high level of certainty about the likely impact of this scheme as significant environmental and social assessments have been undertaken through the planning process to support the proposal. This material has been used to help inform this appraisal where appropriate. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

- 7.25.9 Development could have a minor negative impact in respect of landscape and townscape effects. However the retention of existing vegetation, including that adjacent to the A50 could help reduce the magnitude of effects in the longer term. It is unlikely that significant views from elsewhere in South Derbyshire are likely given the local landform.
- 7.25.10 Given the scale of development in this area, and having regard to developer interest in bringing forward this site, it is likely that construction related impacts would occur during the early within the plan period.

Cumulative and Synergistic Impacts

- 7.25.11 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire. In particular, growth could act in combination with housing site AC24 (South of Chellaston) and employment site AC15 (Infinity Park) in the city and housing sites H14 (Chellaston Fields) Chellaston and H15 (Wragley Way) in South Derbyshire, in respect of transport. In combination, effects from housing sites in respect of secondary education provision could also arise due to the lack of secondary school capacity in Chellaston. In order to address both issues new infrastructure is planned. The delivery of the new South Derby Integrated Link Road could increase local highways capacity in the Chellaston and Sinfin Area, whilst the provision of at least one new secondary school within the DUA will provide the secondary school places necessary to support growth.
- 7.25.12 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA. The Council is in continual dialogue with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and or increasing the capacity of the sewerage network within the city to increase capacity.
- 7.25.13 Finally development around Chellaston could have additive (cumulative) impact in respect of landscape and visual amenity. However effects would be ameliorated as this site is largely contained by existing development and the A50 and is not prominent in the local landscape due to the local landform.

7.26 POLICY H18: HACKWOOD FARM, MICKLEOVER

- A Residential development on Land at Hackwood Farm, Mickleover for around 290 dwellings.
- B The Council will require the below listed site specifics and accordance with other Local Plan policies:
- i) The site lies on the edge of Derby City and the allocation of the South Derbyshire element for 290 dwellings is conditional on the City allocating adjacent land in their Local Plan. In this event, it will be important that there is a comprehensive approach to the development of this cross boundary site;
 - ii) The northern and western boundaries of the site will require a green buffer and landscaping to help soften the housing development against the rural landscape and create a new defensible boundary;
 - iii) The existing landscaping elements to the south and east of the site should be retained subject to highway improvement or secondary site access that would be required;
 - iv) The site should provide high quality links into the existing cycle route, rights of ways and also the residential area to the south through a pedestrian/cycle bridge provided across the Mickleover to Egginton Greenway, which is likely to be in Derby City. The Greenway is a local wildlife site whose nature conservation interest should be protected and links maintained with the surrounding green infrastructure network;
 - v) Development in South Derbyshire should connect to any housing development or housing allocation to the east of the site within Derby City;
 - vi) The development should embrace high design standards that reflect the rural landscape beyond the site, particularly along Radbourne Lane and to the west of the site within South Derbyshire;

- vii) Contributions towards the development of a new primary school that is likely to be within the Derby City part of the site;
- viii) A new local centre on site to help meet the needs of the site;
- ix) Improvements to the junction of Station Road and Radbourne Lane;
- x) The urban extension shall not adversely impact upon the setting of nearby Radbourne Hall.

Policy H18	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Hackwood Farm	✓	✓✓	✓	--	?	✓✓	✓	✓✓	✓	✓	✓	?	X	?	X	XX	✓✓	X	X	✓	XX

Commentary

- 7.26.1 This site will form part of a larger site. In addition to new homes in South Derbyshire, the site will also comprise of a minimum of 400 homes in Derby City. An application for 370 homes was received by the City Council in March 2013 and an application for the whole site was received by South Derbyshire for 270 homes in June 2014. Both applications remain to be determined. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.26.2 The development of this site would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes and support housing deprivation, both in South Derbyshire and Derby City. It will also support accessibility to local services located in nearby Mickleover Centre (2km distance), and provide a new local centre within the Derby City part of the site. The development would also help reduce the need to travel as the development is well related to existing frequent and regular bus services, serving the city centre (these run every 7-8 minutes). The site is not at flood risk from ditches and other surface watercourses on site and is classified as low risk of flooding. Surface water that flows from new development would be controlled through the installation of a Sustainable Drainage system on site.
- 7.26.3 Other positive effects are likely in respect of sustainability objectives to avoid damage to designated sites of biodiversity or geodiversity interest, to improve the health and wellbeing of local residents, through the provision of new homes (market and affordable) and through the provision of new walking and cycling routes and public open space. Development would also make a positive contribution towards improving accessibility through the provision of limited new facilities such as a primary school and a small local centre (within the Derby City part of the site) and open

space. Development would also support economic growth and the diversification of the local economy through supporting new construction jobs locally and new service jobs within the local centre. Development is likely to contribute to the delivery of sustainable homes locally meeting energy and water efficiency targets included within building regulations as well as SUDS provision on site.

- 7.26.4 Uncertain effects are identified in respect of objectives to improve educational achievement, as whilst existing pupils can be accommodated in nearby schools, it is unclear how other developments could interact with this development. Uncertain impacts are also identified in respect of improving the quality of new development and reducing the impacts of climate change. It is likely that the significance and direction of effects would be informed by the detailed design and implementation of any housing scheme
- 7.26.5 Negative impacts are likely in respect of waste generation (waste is likely to be generated both during construction and operation) and noise (development will moderately increase noise levels around the vicinity of Starflower Way and Spinneybrook Way, due to an increase in traffic flows). In respect of heritage impacts, it is likely that impacts would be minor and would most likely relate to impact on the setting of nearby listed buildings or the loss of archeologically features related to medieval and post medieval farming, such as ridge and furrow or historic field boundaries, surviving as buried remains. No impacts in respect of onsite archaeology are currently identified. Detailed landscape appraisals for the site indicate that the local landscape is of moderate sensitivity to change and impacts will generally be of moderate to major significance in the short term depending on the sensitivity of nearby receptors (more significant effects are assigned where landscape effects will affect existing homes looking into the site). However, overall impacts are likely to reduce over time as proposed new planting and Green Infrastructure, which will account for a third of the land area matures to screen effects. This site is greenfield and will lead to the loss of active agricultural land, although such land is a common resource locally and on the basis of strategic information held by the Council, it would appear that land in this area is unlikely to be classed as best and most versatile. Nonetheless the loss of land is considered significant.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.26.6 This site was first identified as a potential housing site in the Council's Draft Part 1 Local Plan, it was not identified a preferred development location in the Preferred Growth Strategy Consultation held in autumn 2012 but was added following the City Council's decision to allocate the site in Derby City to meet their own Housing needs. The inclusion of the South Derbyshire component of the site gives the development a critical mass sufficient to make the whole site more sustainable, for example by providing opportunity to locate new education and community facilities and local centre on site. No changes to the policy are proposed following appraisal against the SA framework.

Risks and Uncertainties

- 7.26.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools including the provision of a primary school on site, highways capacity improvements and affordable housing. Requirements to deliver new infrastructure could all impact on site viability.
- 7.26.8 The parameters of this development have been outlined through an application to Derby City and South Derbyshire. Significant environmental and social assessments have been undertaken through the planning process to support this proposal. This material has been used to help inform this appraisal where appropriate. Nonetheless, there remains uncertainty concerning how any development on this site may act in combination with other development on the edge or within Derby proposed through the South Derbyshire and Derby City Local Plans, particularly in respect of transport and education provision.

Short, Medium and Long Term Impacts

- 7.26.9 Development could have a minor negative impact in respect of landscape and townscape effects. However the retention of existing vegetation, including that adjacent to Radbourne Lane together with existing field hedges could help reduce the magnitude of effects in the longer term.
- 7.26.10 Given the scale of development in this area, and having regard to developer interest in bringing forward this site, it is likely that construction related impacts would occur during the early to middle part of the plan period.

Cumulative and Synergistic Impacts

- 7.26.11 Development in this area could act in combination with housing growth both in Derby City and elsewhere in South Derbyshire, in respect of transport impacts. In particular, growth could act in combination with housing sites in Amber Valley (SG5 Radbourne Lane, Mackworth) and Derby City (AC21 Hackwood Farm, AC22 Onslow Road, Mickleover and the former Mackworth College Site, Mackworth). Development could also act in combination with Site H19 which could deliver 1,400 homes up to the end of the Plan period). In combination, effects from proposed housing sites in respect of secondary education provision could also arise due to the lack of existing secondary school capacity, sufficient to meet all local need around the western edge of the City.
- 7.26.12 Development would also have notable effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA and in particular site HXX (land West of Mickleover). The Council is in discussion with Severn Trent who will be responsible for delivering a strategic solution to accommodate foul flows in the Derby Urban Area through their own Asset Management Programme. Possible options for accommodating foul flows could include diverting some foul water to waste water treatment works in South Derbyshire and or increasing the capacity of the sewerage network within the city to increase capacity.
- 7.26.13 Finally development around Mickleover could have synergistic impacts in respect of landscape and visual amenity, particularly in combination with housing proposals on Radbourne Lane. However effects could be partially mitigated through the appropriate landscaping and design of individual housing sites in South Derbyshire and Amber Valley.

7.27 POLICY: H19 LAND WEST OF MICKLEOVER

A Residential development on land to the west of Mickleover will provide for around 1,650 dwellings.

B The Council will require the below listed site specifics and accordance with other Local Plan policies:

- i) That South Derbyshire District Council and the developers work together with Derby City and Derbyshire County Council to ensure that the proposals offer a holistic vision for an urban extension to be delivered in a comprehensive manner. Delivery mechanisms will need to be established to ensure the necessary level of coordination to effectively deliver the infrastructure and facilities to support the development.
- ii) A jointly prepared development framework by South Derbyshire District Council and the developers shall be produced that sets out guiding principles for the site;
- iii) The provision of a one form entry primary school on site with the provision of land for a two form entry should it be required;
- iv) A new district centre offering a range of shops and facilities shall be provided that is commensurate with the needs of the community. The scale and nature of these facilities will be determined by evidence submitted with a future planning application;
- v) The provision of a community centre. The ownership and management of this centre will be considered in more detail as part of a future planning application;
- vi) Consideration of a GP surgery on site subject to discussions with the Southern Derbyshire Clinical Commissioning Group;
- vii) High quality pedestrian and cycle routes shall be provided within the site and links between the site and existing residential development and the adjacent Sustrans route;
- viii) The northern and western edge of the site will require a significant green buffer to help soften the housing development against the landscape;
- ix) The urban extension shall protect and enhance where possible the wider setting of Radbourne Hall and other heritage assets;
- x) Any application for planning permission will be supported by an assessment of the impact of development traffic on the strategic and local road network, including the cumulative impact of development proposed in the three aligned Core Strategies. The scope of the assessment should be agreed with the local planning authority in consultation with the relevant transport network operators and service providers. The application will also be supported by an access strategy and a package of necessary measures to mitigate any significant impact of the development, including off-site highways improvements, necessary developer contributions and other measures to encourage non-car modes of transport; including necessary enhancements to local bus services.
- xi) vehicular access to that part of the allocation to the north of the public footpath route that runs from Greenside Court to the dismantled railway line shall be from Ladybank Road. There shall be no vehicular link, except for emergency vehicles and potential bus access, from the remainder of the allocation to Ladybank Road.
- xii) Improvements to existing green infrastructure shall be made within the site along with provision of new green infrastructure on the site
- xiii) The greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and linksto the surrounding green infrastructure network maintained and enhanced.
- xiv) Surface water run off should be attenuated to existing greenfield rates up to a 1:100 year plus climate change event to ensure development does not exacerbate flood risk downstream;

Policy H19	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Land West of Mickleover	?	✓✓	✓	-	?	✓✓	✓	✓✓	✓	✓	✓	?	X	?	X	XX	✓✓	X	X	✓	X

Commentary

- 7.27.1 This site is in multiple ownership. An application for 300 homes has recently been approved through an appeal (decision given in August 2015) on the southern part of the site. Access to the site was granted off the A516 (Etwall Road) with two highways solutions possible. A further application for the development of around 250 homes in the vicinity of Greenside Court and Swayfield Close was submitted to the Authority in August 2015 with access to the site proposed off Greenside Court and Swayfield Close. The site as a whole would contribute towards the Council's 5 year housing supply and would support the delivery of comprehensive development in an area which otherwise faces ongoing and potentially piecemeal development proposals.
- 7.27.2 The development of this site would have major beneficial impacts in respect of sustainability objectives to provide decent and affordable homes including private market and affordable housing provision. It will also support accessibility to local services located in nearby Mickleover Centre and provide a new local centre and the consideration for the need of a community centre. The development would also help reduce the need to travel as the development is well related to existing frequent and regular bus services, serving the city centre (these run every 7-8 minutes). The site is not at flood risk from ditches and other surface watercourses on site and is classified as low risk of flooding. Surface water that flows from new development could be easily controlled through the installation of a Sustainable Drainage System on site which allow for surface flows to be retained at green field rates.
- 7.27.3 Other positive effects are likely in respect of sustainability objectives to improve the health and wellbeing of local residents through the provision of new walking and cycling routes and public open space including improving connectivity to national cycle route to the north of the site. Development would also make a positive contribution towards improving accessibility through the provision of new facilities such as a primary school, local retail provision and open space. Development would also support economic growth and the diversification of the local economy through supporting new construction jobs locally and new service jobs within the local centre. Development is likely to contribute to the delivery of sustainable homes locally meeting energy and water efficiency targets included within building regulations.

7.27.4 Uncertain effects are identified in respect of objectives to avoid damage to designated sites of biodiversity or geodiversity interest. The site shares a boundary with two County Wildlife Sites (DE026 Ladybank Wood/Four acre plantation) which is largely adjacent to the consented homes on the southern part of the site and SD312 (Black and Osier Bed Woods) which lies adjacent to the northern part of the site. Additional policy wording could help ensure the development proposals do not harm these sites. Delivery of this site, like others in the Derby Urban Area could have uncertain effects in respect of secondary schools provision as the location of a new secondary school to meet long term growth remains to be determined. Uncertain impacts are also identified in respect of improving community safety and could be largely dependent on how the scheme is designed and built.

7.27.5 Negative impacts are likely in respect of waste generation (waste is likely to be generated both during construction and operation). Development may also moderately increase noise levels around Ladybank Road due to the intensification of land use in the area. In respect of heritage impacts, it is likely that impacts would be minor and would most likely relate to the loss of ridge and furrow or potential impacts on Radbourne Hall given that there is some intervisibility between the two sites. However effects could be largely mitigated through careful design and landscaping. A detailed landscape appraisal for the site prepared to support the New House Farm application for 300 homes to the south of the allocation site indicated that the landscape was of medium sensitivity, low landscape value and ordinary quality resulting in a capacity to accommodate residential development. The visual quality was assessed as being of moderate significance in this LVIA. Clearly this appraisal only covers a small proportion of the total allocation, although none of the site is identified as being of primary or secondary sensitivity in the County Council's Areas of Multiple Environmental Sensitivity Assessment. The site is greenfield and will lead to the loss of active agricultural land, although such land is a common resource and the loss of land is unlikely to be significant based on a review of agricultural land classification data held by the Council which indicates that most of this area is likely to be Grade 3b and is not therefore classed as best and most versatile. The site will generate additional vehicle movements which will impact the highways network, however, the pinch point works having been completed on two roundabouts on the A38 in Derby in 2015 and funding for the A38 Derby Junctions scheme was announced in June 2013 with completion set for 2021/22 and will increase capacity on the surrounding road network. Mitigation will also be required on local roads around the site and measures will need to be secured.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.27.6 This site was first identified as a potential reserve site (then Policy H21) of the Draft Local Plan to be released if housing delivery was consistently unachieved. However of the sites identified as potential reserve sites only a single site (Woodville Regeneration Area) was taken forward and included as a potential development site in the Pre-submission Local Plan. Due to the number of completions recorded in the previous monitoring year being lower than expected and in response to the Inspectors comments received in the letter dated 16 December 2015 that stated "*It may be necessary to identify additional sites for housing to provide a contingency and give more flexibility, in the event that development on sites requiring major new infrastructure do not proceed as rapidly as predicted*", the Authority has identified a need to add a further additional strategic housing site in the Part 1 Local Plan, the addition of this site will be reconsidered through the examination process and would need to be consulted upon as a modification to the Local Plan. Changes to the policy previously proposed at Full Council as a result of the appraisal of this policy against the SA Framework include the addition of the following criteria to protect non statutory wildlife sites adjoining the proposed allocation:

xiv The Greenway to the north of the site and Ladybank Plantation to the east are local wildlife sites whose nature conservation interest should be protected and links to the surrounding green infrastructure network maintained or enhanced.

Further modifications to this policy were made through the local plan examination process. These largely refined existing criteria, in particular those related to transport and access arrangements and specified the approach to transport assessment to be pursued through the planning application process. However there was an additional criteria added to the policy to require that run-off rates on the site be retained to green field rates. This has not altered the performance of this policy against the SA framework as existing policies in the Plan (SD2 Flood Risk and SD3 Sustainable Water Supply, Drainage and Sewerage Infrastructure) require that SUDS are used to control runoff rates in order that flood risk is reduced

Risks and Uncertainties

- 7.27.7 The overall effectiveness of this housing policy will be affected by other detailed policies set out in national planning guidance and the Local Plan. In particular policies to deliver green Infrastructure, sustainable urban drainage, increased capacity at local schools including the provision of a primary school on site and contributions towards the delivery of a new secondary school in the DUA, highways capacity improvements and affordable housing could all potentially affect site viability, which could affect site delivery. However given that 300 homes on site are already consented and there have been no viability issues raised during the application process and a Section 106 agreement has been signed by the developer. Given that no viability issues were raised on this part of the site it is likely that development across the remainder of the site would be able to accommodate the necessary developer contributions towards infrastructure provision and viability will not affect the delivery of this site as a whole.

Short, Medium and Long Term Impacts

- 7.27.8 Development effects could be more notable during the construction phase of the scheme before mitigation is fully established or provided, although many of these effects can be transitory as works move through the site. A total of 1400 homes are forecast to come forward in the Plan period and as such some construction related effects could be present for the entirety of the Plan period. In the longer term development could offer opportunity to improve green infrastructure provision, deliver biodiversity gains and potentially soften the development edge around Mickleover.

Cumulative and Synergistic Impacts

- 7.27.9 Development in this area could act in combination with housing growth both in Derby City and Amber Valley and elsewhere in South Derbyshire. Other local sites include Amber Valley (Radbourne Lane, Mackworth) and Derby City (AC21 Hackwood Farm, AC22 Onslow Road, Mickleover and the former Mackworth College Site, Mackworth). Development would also act in combination with proposed growth at Hackwood Farm. In combination, effects from proposed housing sites in respect of transport and education provision could also arise due to the lack of current infrastructure capacity to immediately accommodate the scale of growth proposed in this area. Development could also have potential effects in respect of the sewerage network, especially when taken together with proposed strategic growth across the whole of the southern part of the DUA, but particularly Hackwood Farm and electricity supply capacity, in combination with growth at Hackwood Farm, Hilton Etwall and Hatton). The Council continues to liaise with utility companies to ensure that infrastructure enhancements can be delivered in a timely fashion and will not undermine site deliverability. Finally development around Mickleover could have synergistic impacts in respect of landscape and visual amenity with other nearby sites, although given the limited intervisibility between sites in the Mackworth, Mickleover area effects are likely to be limited. Landscape effects could be partially mitigated through the appropriate landscaping and design of individual housing sites in South Derbyshire and Amber Valley.

7.28 POLICY H20: HOUSING BALANCE

- A The Council will seek to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. The overall mix of housing will take account of the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study.
- B The density of any site will be considered individually as there is no evidence to support a set density across all sites.
- C Any housing development would be expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local built and natural environment.
- D The viability of a development will be considered through determining a schemes housing mix.
- E The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District.

Policy H20	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Housing Balance	✓	✓✓	✓	✓	?	✓✓	✓	--	--	--	--	✓✓	--	✓	✓	?	✓	✓	✓	--	✓

Commentary

- 7.28.1 This is a thematic policy which will seek to ensure that new housing meets local housing need and reflects local site characteristics and constraints. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.28.2 This policy will make a significant contribution towards providing decent and affordable homes that meet local needs, promoting social inclusion and improving the quality of local development. This is because this policy will ensure new housing responds to local housing needs, providing a mix of housing types across all sites. It will also allow site constraints to be fully considered in new housing sites, allowing lower or higher density developments where townscape character or site characteristics demand a non-standard approach.
- 7.28.3 The policy will have less significant positive effects in respect of objectives to avoid damage to biodiversity and geodiversity assets, to reduce water, light, noise and air pollution, to reduce and manage flood risk, to protect heritage assets and conserve landscape and townscape character. This policy is unlikely on its own, to fully contribute towards minimising the effects of development on the natural environment, but will provide flexibility to build out sites as appropriate, reflecting the natural constraints of each site. Similarly this policy will help support objectives to deliver communities with decent open space provision, or appropriate design and site layout. Such measures could help reduce crime and antisocial behaviour, improve the safety of sites and could facilitate the incorporation of sustainable construction techniques, such as passive design or the inclusion of renewable technologies, such as solar heating or photovoltaics.
- 7.28.4 No effects are likely in respect of sustainability objectives regarding making the best use of existing infrastructure, achieving sustainable and stable economic growth, diversifying the local economy, enhancing the vitality of local centres, minimising waste and providing access to cultural heritage facilities.
- 7.28.5 Uncertain effects are identified in respect of objectives to improve education achievement and minimise the irreversible loss of undeveloped greenfield land. This is because flexible density requirements could place further strain on already stretched schools provision locally, where higher density developments come forward. However, this policy could also allow lower density development to accommodate new schools and associated open space. The inclusion of a requirement for the policy to stipulate the most efficient use of land, will help minimise land losses, however the flexibility that this policy provides will create some uncertainty regarding how individual housing developments are built out.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.28.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013 previously being Housing Policy 22. There have been a number of notable changes to this policy with one minor amendment as a result of the sustainability appraisal of the draft policy this amendment was to include a reference to tenure within the detailed policy wording. No minor modification are proposed to this policy following the pre-submission consultation held by the Authority in March 2014.

Risks and Uncertainties

- 7.28.7 The overall effectiveness of this strategic policy will be significantly affected by other detailed policies set out in national planning guidance and Local Plan. The plan will cover the period up to 2028 and effects will be throughout the Plan Period as new housing sites are built out. Moreover, the delivery of this number of homes will be dependent on the detailed delivery of housing allocations included in the Part 1 Local

Plan. The Council has assessed the individual housing sites proposed and is satisfied that that proposed sites can fully meet Part 1 requirements in the round, although the actual number of homes delivered on specific sites may be more or less than indicative numbers assigned in the Plan in some cases).

Short, Medium and Long Term effects

- 7.28.8 This policy seeks to ensure the delivery of an appropriate mix (in respect of density, tenure, size etc.) of new homes through the whole of the plan period.

Cumulative or Synergistic Impacts

- 7.28.9 This policy will deliver new homes in South Derbyshire to meet local housing needs and the needs of the wider Derby Housing Market Area. It will work in combination with Policy CP6 in the Derby City Local Plan and Policy SS1 in the Amber Valley Local Plan. Together these policies will ensure that the objectively assessed housing need across the housing Market Area to 2028 is fully met.

7.29 POLICY H21: AFFORDABLE HOUSING

- A The Council will seek to secure up to 30% of new housing development as affordable housing as defined in the NPPF on sites of over 15 dwellings.
- B Consideration will also be given to the:
- i) The local housing market;
 - ii) The viability of any proposed scheme which will be assessed through independent viability assessments;
 - iii) The tenure mix and dwelling type on the site will be based on the SHMA or other up to date housing evidence in conjunction with the Council
 - iv) The phases of development that are being proposed.
- C Rural exception sites that are kept in perpetuity for local people will be permitted adjoining existing Key Service Villages, Local Service Villages and Rural Settlements on small sites (number of dwellings in accordance with Policy H1) as an exceptional circumstance to normal policy where:
- i) The homes meet a clearly identified local need;
 - ii) The development provides a majority of affordable homes;
 - iii) The need cannot reasonably be met within the development limits of the village concerned or the sub-market area the site falls within as detailed in the SHMA; and
 - iv) The development is in a scale relative to the settlement size and facilities available particularly public transport and does not have any unacceptable adverse impacts on the natural and built environment.

Policy H21	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Affordable Housing	?	✓✓	✓	--	--	✓✓	--	--	--	✓	✓	--	--	--	?	X	?	--	?	--	?

Commentary

- 7.29.1 This is a thematic policy which will seek to ensure that major housing developments will deliver affordable housing on site. It also makes exceptional provision for small scale housing outside of existing rural settlements, where it can be demonstrated that such development could meet local housing need. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations including the pre-submission consultation undertaken in March 2014.
- 7.29.2 This policy would have major beneficial effects when assessed against the SA Framework in respect of delivering decent and affordable homes and promoting social inclusion. It would have more limited beneficial effects in respect of improving the health and wellbeing of local residents, by providing decent, affordable homes and improving this aspect of quality of life for local people. Small scale exceptions growth (growth additional to specific sites provided through the plan) could also make a limited contribution towards supporting local rural businesses, village services and shops. However, as the exact location of potential exceptions sites are unknown, it is uncertain whether making provision for such sites could result in effects in respect of local biodiversity/geodiversity, heritage, flooding, landscape or air, noise or water quality. However the policy, as drafted requires that development 'does not have any adverse impacts on the natural and built environment'. On this basis, impacts are not considered likely to be significant in respect of these issues.
- 7.29.3 It is likely that in allowing exceptions sites to come forward, this could result in a limited number of small greenfield sites coming forward for development (beyond those sites already being bought forward through the Part 1 Local Plan). On this basis, this policy could have a negative effect against this objective. However, such 'exceptions sites' are exceptional and it is unlikely that this policy would lead to the significant loss of sites within the plan period.
- 7.29.4 This policy was judged to have no discernible impact against other identified Sustainability Objectives.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.29.5 This policy was first included in the Draft Part 1 Local Plan consulted upon in Autumn 2013 previously being Housing Policy 23. There have been a number of notable changes to this policy although none have been made in response to the appraisal of this policy through the SA.

Short, Medium and Long Term effects

7.29.6 This policy seeks to ensure the delivery of an appropriate affordable homes through the whole of the plan period. However there be greater potential to deliver high requirements in the medium to long term as the health of the wider economy improves.

Risks and Uncertainties

7.29.7 The policy as previously drafted required 40% affordable housing, although CIL viability work undertaken by the Authority indicates that this level of provision would render some development sites unviable. As such, the target previously outlined in the policy (40% Affordable) was reduced to 30% in the pre-submission version of the Policy. The Strategic Housing Market Assessment (SHMA) indicates that on average, 25% affordable housing will be deliverable over the plan period. Clearly the actual delivery of affordable homes could be largely impacted by the state of the economy and delivery rates could vary through the plan period and on a site by site basis depending on other planning obligations or site costs.

Cumulative and Synergistic Impacts

7.29.8 A Strategic Housing Market Assessment (SHMA) has been undertaken for the three Derby Housing Market Areas and this indicates that Amber Valley and Derby City also have a significant requirement to deliver new affordable homes throughout the plan period, to meet existing and future need. This policy will work in combination with policy CP7 (Derby City Local Plan) and Amber Valleys emerging Plan to meet the Derby Housing Market Area housing need throughout the Plan period.

7.30 POLICY H22: SITES FOR GYPSIES AND TRAVELLERS AND TRAVELING SHOWPEOPLE.

- A The Council will set the target for new pitches and/or plots according to the most recent needs assessment agreed by the Council. Allocations to meet identified need will be made through a Site Allocations DPD. In identifying land for allocation or determining planning applications for required potential sites, sites will be considered suitable provided they are of an appropriate scale and character and the following criteria are met:
- i) development does not result in an unacceptable impact on the local environment, including biodiversity, heritage assets or conservation, the surrounding landscape (unless capable of sympathetic assimilation) and compatibility with surrounding land uses; and
 - ii) safe and convenient vehicular and pedestrian access to the public highway can be provided with no undue adverse impact on the highway network; and
 - iii) the movement of vehicles to and from the site will not cause undue disturbance or be inappropriate for the locality; and
 - iv) there is adequate space for parking, turning and servicing on site; and
 - v) the site is reasonably accessible to local services including health services, shops, education, public transport and other community facilities; and
 - vi) the site is not located in an area at undue risk of flooding; and

- vii) suitable landscaping and boundary enclosures are provided to give privacy to both occupiers and local residents and minimise impact on the surrounding area; and
- viii) the site provides a safe and acceptable living environment for occupiers with regard to noise impacts, adequate on site facilities for parking, storage, water supply and electricity supply, drainage and sanitation.

Policy H22	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sites for Gypsies and Travellers and Traveling Showpeople.	✓	✓✓	✓	✓	✓	✓✓	✓	✓	--	--	✓	?	--	--	✓	X	✓	--	✓	--	✓

Commentary

- 7.30.1 This is a thematic policy which will seek to provide a list of criteria to guide new developments to meet the needs of gypsies, travellers and travelling show people. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.30.2 The policy would make a significant positive contribution towards improving homes that meet local needs, promoting social inclusion and integration. It will also have minor to moderate positive impacts, in respect of sustainability objectives to improve health and wellbeing (by providing a policy which can help ensure local needs are adequately met ahead of identifying new sites), improving community safety and crime and antisocial behaviour by providing permanent pitches which could help reduce unauthorised encampments. The policy as drafted, would seek to direct development to areas with access to local facilities and services, including local schools provision and to areas not at risk of flooding, or where significant impacts on the natural or built environment (including local amenity) will not occur.
- 7.30.3 However, this policy could lead to the loss of additional greenfield land, although impacts are unlikely to be significant given the limited identified need for additional pitches set out in the Derbyshire Gypsy and Traveller Accommodation Assessment (GTAA) and the nature of sites. This policy is unlikely to have any notable impact in respect of SA objectives to achieve stable and sustainable levels of economic growth,

diversify and strengthen local economies, minimise waste, promote sustainable forms of construction, reduce and manage climate change effects and improve access to cultural heritage.

- 7.30.4 An uncertain impact has been assigned in terms of the sustainability objective to improve the quality of new development and the existing built environment.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.30.5 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013 previously being Housing Policy 24. There have been no significant changes to this policy since the Draft Local Plan Part 1 Consultation.

Risks and Uncertainties

- 7.30.6 No sites are identified through this policy and as such, there is arguably some potential for the non-delivery or under delivery of sites to meet identified need, until such time as specific allocations are included in the Plan. A County-wide Gypsy and Traveller Accommodation Needs Assessment (GTAA) was published in September 2008 and recommended that South Derbyshire be provisionally allocated a requirement of 19 new pitches over the period 2007-12. The GTAA made clear that provision had not been allocated to neighbouring districts because those areas do not have any public sites and therefore, any waiting lists. A clear need was identified in those areas through the research and the report recommended that some of the South Derbyshire requirement should be met in adjoining areas. This pitch requirement has now been met and exceeded, with 22 pitched provided in South Derbyshire since 2007. This provision was met despite no allocation being made in the South Derbyshire Local Plan (adopted 1998). As such, the non-allocation of sites is considered unlikely to prevent new applications coming forward and being consented where there is a demonstrable need for additional provision. It is likely that a refreshed GTAA for Derbyshire and East Staffordshire will be published shortly.

Short, Medium and Long Term effects

- 7.30.7 This policy seeks to ensure the delivery of gypsy and traveller and travelling show people pitches through the whole of the plan period.

Cumulative and Synergistic Impacts

- 7.30.8 Historically a gypsy and traveller accommodation assessment was prepared on behalf of the Derbyshire Authorities in 2008. An updated assessment covering Derbyshire and East Staffordshire has recently been published. Such studies recognise the cross boundary nature of demand. Policies in adjoining authorities which could act in combination with South Derbyshire's policy include, Policy CP8 (Derby City) and Strategic Policy 19 of the East Staffordshire Local Plan. Amber Valley has indicated that they will consider this issue through their Part 2 Local Plan (Sites and Allocations). This policy would also work in combination with the proposed Site Allocations DPD proposed by the Authority. Together policies in the South Derbyshire and adjoining Authorities Local Plans will help ensure sufficient sites are delivered to meet identified needs.

EMPLOYMENT

7.31 POLICY E1: STRATEGIC EMPLOYMENT LAND ALLOCATIONS

- A. Development of the following sites will not be permitted other than for new industrial and business development as defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order:

Location		Area (ha)
	Cadley Hill, Swadlincote	3
E1B	Hilton	7
E1C	Woodville Regeneration Area	12
Committed land		
E1D	Tetron Point	8.08
E1E	Dove Valley Business Park	19.27
E1F	Former Drakelow Power Station	12
	Cadley Hill, Swadlincote	

- B At sites allocated for strategic employment development at E1A, E1B, E1C and E1E the Council will secure provision to meet the needs of small and “grow on” businesses in the form of premises or serviced plots, to be brought forward during the course of the development, either by conditions or a legal agreement attached to a planning permission.
- C Further development will be supported at Dove Valley and Land at Sinfin Moor, in accordance with policies E4 and E5

Policy E1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Strategic employment allocations	✓	--	✓	--	✓	✓✓	✓	?	✓✓	✓✓	?	?	?	?	X	X	✓	?	✓	?	X

Commentary

- 7.31.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.31.2 This policy would make a major positive contribution when assessed against the SA Framework in respect of sustainability objectives to promote social inclusion, achieve stable and sustainable economic growth and to diversify and strengthen local urban and rural economies. This is because new employment land provision will help secure the delivery of new businesses in locations well related to areas with high levels of deprivation such as Swadlincote, Burton on Trent, Hatton and Hilton. In addition, the provision of new employment land (at the level proposed) will fully meet identified local employment needs for the District in a range of urban and rural locations.
- 7.31.3 The amount and location of employment land as outlined in the policy will also make a minor beneficial contribution in respect of sustainability objectives to avoid damage to sites and species of biodiversity, to improve health and wellbeing, to improve local accessibility, to reduce and manage flood risk and to protect and enhance cultural, architectural and archaeological heritage. This is because the sites required to meet employment needs, have largely already been developed, are located away from biodiversity and geodiversity sites, with limited biodiversity interest and could help deliver long term biodiversity gain and deliver new informal open space (especially sites in Swadlincote and Drakelow which are located within the National Forest). New employment land provision could also indirectly contribute towards 'upskilling' local employees, (where new development is supported by on the job training and professional development). Sites are also located away from areas at higher level of flood risk and would incorporate appropriate SUDS provision. None of the sites will directly affect identified heritage assets, although sites in Drakelow and Swadlincote could help deliver National Forest planting and open space provision, whilst the site in Drakelow is part of a comprehensive mixed use development which will help safeguard heritage features on site (although these assets are some distance from the land which will be developed for employment land).
- 7.31.4 Uncertain effects are likely in respect of objectives to make best use of existing infrastructure and reduce the need to travel, enhance the vitality and viability of existing town and village centres, improve the quality of new development, minimise waste and increase recycling of waste materials, promote sustainable forms of construction, reduce and manage flood risk and improve access to cultural heritage of the district. Uncertain effects have been identified as these matters are largely influenced by the way in which sites are built out and operated. For example, where sites are bought forward with appropriate travel plans to reduce car use, or are designed to reflect local character, or reduce climate change impacts, clearly their performance will be different to a development which does not specifically address such matters. However, the inclusion of appropriate policies elsewhere in the plan will set minimum standards for development in respect of such matters.
- 7.31.5 No significant impacts are likely in respect of objectives to provide decent and affordable homes and improve crime and safety. Negative impacts are identified against objectives to reduce pollution, minimise greenfield land losses and conserve landscape and townscape character. However, given the limited amount of new development proposed impacts are likely to be of minor significance and could be further mitigated by other thematic policies included in the plan, to ensure minimum standards are met in delivering new development.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.31.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Its policy number remains unchanged. A single amendment was made to this policy as a result of discussions during the appraisal. This amendment was to include the name of the proposed sites within the policy to ensure that certainty exists as to the sites this policy applies. A further criteria (C) was added to the policy through the local plan examination. This clarified that further employment would be supported at Dove Valley and Sinfin Moor.

Risks and Uncertainties

- 7.31.7 Most of the sites included in this policy are existing (adopted) Local Plan commitments, or having planning permission and as such, sites will almost certainly be delivered even in the absence of the Part 1 Local Plan being prepared and could, in isolation, fully meet identified employment land need, as set out in the most recent employment land review. However, recent employment land losses further justify the need for additional employment land at Hilton Business Park and Cadley Hill, included in the Plan.
- 7.31.8 In addition, the Council is aware of developer interest in locating a strategic rail freight interchange in the District. It is not considered that such a facility would meet local employment land needs (it would be responding to national or regional strategic need). As such, in undertaking this appraisal, no regard has been had to such a facility.

Short, Medium and Long Term effects

- 7.31.9 This policy seeks to ensure the delivery of employment land across the district over the whole of the plan period. However, given the often speculative nature of employment land development sites can take many years to bring forward. As such construction related impacts can be transitory as parts of a site are built out, whilst other parts of the site are held over for construction at a later date.

Cumulative and Synergistic Impacts

- 7.31.10 The over provision of land within the Plan could undermine the delivery of employment land in Derby City or South Derbyshire especially given demographic trends, which indicate an ageing population (and increasing proportion of residents beyond working age) and the shift away from traditional B1, B2 and B8 uses, with greater levels of employment in other sectors, such as services and construction. As such, setting employment land in the locations identified (and in the amount proposed) would help support the delivery of policies CP9 (delivering a sustainable economy), CP10 (Employment Locations) and CP11 (Office Development) included in the Derby City Local Plan. This policy could also act in combination with other exceptional sites or safeguarded sites at Dove Valley Park and Sinfin Moor (Policies E4 and E5) of the allocated Plan.

7.32 POLICY E2 OTHER INDUSTRIAL AND BUSINESS DEVELOPMENT

A The development of land for uses defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order, will be permitted where

- i) the site lies within or on the edge of the Swadlincote urban area, Derby, Burton upon Trent, or a Key or Local Service Village or
- ii) the proposal is for the expansion of an existing business; or
- iii) the proposal is for the redevelopment of established industrial or business land or premises.

B All proposals under Part A should be in scale with existing built development and should not give rise to undue impacts on local landscape, natural environment or cultural heritage assets.

Policy E2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Other Industrial and Business Development	?	--	--	--	--	✓	✓	✓	✓✓	✓✓	✓	✓	?	?	X	X	?	?	?	?	?

Commentary

- 7.32.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.32.2 When assessed against the SA Framework the appraisal indicates that this policy will deliver significant beneficial effects in respect of delivering sustainable and stable levels of economic growth and diversifying and strengthening local urban and rural economies. This is because this policy will allow existing businesses the flexibility to grow within their current sites or premises and will facilitate the redevelopment of existing sites and small scale commercial growth within and around Swadlincote, Derby City, Burton, or the key and local service villages where growth is in scale with local surroundings.
- 7.32.3 The policy will have less significant positive impacts in respect of objectives to promote social inclusion, improving accessibility to employment, making best use of existing infrastructure and reducing the need to travel; enhancing the vitality and viability of local town and village centres and improving the quality of built development. This is because the policy will provide flexibility to accommodate limited development in appropriate locations, including key service villages and local villages. This could help increase the number of jobs in rural areas, or around Swadlincote and other urban areas, which suffer relatively high levels of deprivation. New or extended businesses would, in turn, help reduce the need to travel by providing greater job opportunities and could support the health of local town and village centres. The inclusion of clause B, which requires that development is in scale with the existing built environment will help to ensure that new development does not significantly impact the townscape of existing villages.
- 7.32.4 This policy is unlikely to have any significant or notable impacts in respect of sustainability objectives to provide decent and affordable homes, improve health and wellbeing, improve community safety, reduce crime and fear of crime and improve education or training given the modest scale of development this policy is likely to bring forward.
- 7.32.5 Uncertain effects are likely in respect of objectives to minimise waste, promote sustainable forms of construction, reduce and manage flood risk, reduce and manage the impacts of climate change, protect and enhance architectural heritage and improve access to such features and conserve and enhance the districts landscape character. This is because the direction and magnitude of impacts is likely to be dependent on the scale, nature and location of developments proposed.
- 7.32.6 Negative effects are likely in respect of objectives for minimising greenfield land losses and reducing pollution. However, these are not considered to be significant given the purpose of the policy to support the redevelopment of existing employment sites, the Woodville Regeneration Area and existing disused buildings. Further, where greenfield losses are likely, these are likely to be limited in scale given that the purpose of the policy is to allow new, or extensions to existing businesses at a scale in keeping with the existing villages.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.32.7 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Its policy number remains unchanged. A single amendment has been made to this policy as a result of discussions during the appraisal. This amendment requires that added protections in respect of landscape, cultural heritage and the natural environment are added to the policy.

Risks and Uncertainties

- 7.32.8 The purpose of this policy is to support appropriate employment development on non-allocated sites, where specific opportunities or needs arise. However, it is unclear how much development such a policy could facilitate. Whilst it is clear that such flexibility in respect of delivering commercial development can support the local economy, care needs to be taken to carefully control the potential for such development to affect the natural environment and neighbouring land uses. As such, the explanatory text to this policy seeks to restrict development to that in scale with the surrounding area. However, given the uncertain nature of such a policy, the policy wording has been strengthened over its evolution to control/protect the local natural environment and townscape/cultural facilities.

Short, Medium and Long Term effects

- 7.32.9 This policy seeks to ensure the delivery of appropriate scale employment land across the district over the whole of the plan period where it is necessary. Given the restrictions within the policy new development it is likely to be relatively minor and often consistent with surrounding land uses. However developments of this nature could come forward at any time during the life of the Plan.

Cumulative and Synergistic Impacts

- 7.32.10 This policy will work in combination with policy E1 (Strategic Employment Allocations) of the South Derbyshire Local Plan and Policies CP10 (Employment Locations) and Policy SS2 (Business and Industrial Land Requirements) of the Derby City and Amber Valley Local Plans respectively. Given the flexible nature of this policy it is unclear whether its inclusion in the plan could lead to sites giving rise to cumulative effects with housing and employment sites allocated through the Plan. However given the relatively small scale of sites likely to come forward, and the added protections to the built and natural environment through the policy significant in combination effects as a result of the inclusion of this policy in the plan are unlikely.

7.33 POLICY E3 EXISTING EMPLOYMENT AREAS

- A Redevelopment or changes of use of existing industrial and business land and premises for uses other than those falling within classes B1(b), B1(c), B2 and B8 of the Use Classes Order will only be permitted where:
- i) the existing use is significantly harmful to the amenity of neighbouring land uses in terms of noise, vibration, visual qualities, air quality or traffic generation, and this cannot be satisfactorily overcome by other means; or
 - ii) it can be demonstrated that there is no demand for the use of the site or premises for Use Class B1, B2 and B8 purposes and that the development proposals would not unduly inhibit existing or planned neighbouring land uses.

Policy E3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Existing Employment Areas	--	--	✓	✓	--	✓	--	✓	✓	?	✓✓	?	?	✓	✓✓	?	?	?	?	?	✓

Commentary

- 7.33.1 The purpose of this policy is to control employment land losses and site redevelopment, whilst making appropriate provision for the change of use or reuse of existing employment areas, where it can be demonstrated that this will deliver benefits to the wider community or natural environment and where it can be established there is no need for the continued use of a site. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.33.2 This policy is likely to have major beneficial effects in respect of objectives to improve the quality of the existing built environment (by facilitating redevelopment or change of use of employments sites where appropriate) and by ensuring that sites that are no longer needed, or fit for purpose can be redeveloped for employment, or where appropriate, other uses.
- 7.33.3 Other, less significant beneficial effects are identified in respect of objectives to improve the health and wellbeing of local people, improve community safety and reducing crime and fear of crime; making the best use of existing infrastructure; achieving stable and sustainable levels of economic growth and diversifying local urban and rural economies; reducing water, light and noise pollution and conserving and enhancing landscape and townscape character. This is because the policy, as drafted, will facilitate site reuse or redevelopment, where the existing use is harmful to the amenity of local land uses in terms of noise, vibration, visual qualities, air quality and traffic generation. However, the policy will seek to protect employment reuse, ahead of non-commercial use, thereby only allowing none employment uses, where it can be demonstrated that there is no demand for other B1, B2 or B8 employment uses locally.
- 7.33.4 The policy as drafted is likely to have no significant or notable effect in respect of sustainability objectives to avoid damage to designated sites and species, providing decent and affordable homes, improving educational attainment and improving local accessibility.

- 7.33.5 Uncertain effects are likely in respect of sustainability objectives to enhance the vitality and viability of town centres, (impacts would be dependent on the location of employment land reuse, their relationship with town and village centres and any future use of the sites). Uncertain effects are also identified in respect of objectives to minimise waste, promote sustainable forms of construction, reduce and manage flood risk, reduce climate change impacts, protect cultural heritage features and improve access to cultural and heritage features. This is because effects will be largely determined by the specific nature, scale and location of any employment land losses, or redevelopment opportunities which arise.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.33.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Its policy number remains unchanged and no amendments have been made to the policy.

Risks and Uncertainties

- 7.33.7 The purpose of this policy is to control employment land losses and site redevelopment, whilst making appropriate provision for the change of use or reuse of existing employment areas, where it can be demonstrated that this will deliver benefits to the wider community or natural environment and where it can be established that there is no need for the continued use of a site. However, it is unclear how often this policy could take effect and be used to guide the redevelopment or reuse of existing employment sites. Whilst it is clear that such flexibility in respect of delivering commercial development can support the local economy, care needs to be taken to carefully control employment land losses, as the loss of too much employment land could undermine the Local Plans ability to deliver balanced communities and could, in particular, result in the loss of poorer quality employment, 'bad neighbour' sites, or smaller sites which still fulfil an important economic role. The commentary included to support the policy indicates the need to market properties for a minimum of 12 months. This requirement should help reduce the level of overall losses.

Short, Medium and Long Term effects

- 7.33.8 Given the restrictions included in the explanatory text to restrict losses, including through criteria included in the policy and through the need to demonstrate that sites are no longer required by the market, the scale of losses should be minimised. However it is likely that losses would occur throughout the plan period. Given the requirements of the policy it is likely that where site reuse is facilitated by this policy the environmental, social and economic effects of redevelopment would be limited.

Cumulative and Synergistic Impacts

- 7.33.9 This policy will work in combination with policy E1 (Strategic Employment Allocations) of the South Derbyshire Local Plan and Policies CP10 (Employment Locations and Policy SS2 (Business and Industrial Land Requirements) of the Derby City and Amber Valley Local Plans respectively. Given the restrictive nature of this policy and the small scale of employment land losses likely, cumulative effects with housing and employment sites allocated through the Plan are unlikely as a result of this policy.

7.34: POLICY E4 STRATEGIC LOCATION FOR GLOBAL TECHNOLOGY CLUSTER EXTENSION

A Land at Sinfin Moor is identified for development beyond 2018 for Use Class B1(b), B1(c), B2 and B8 purposes as an extension to planned new employment development at Sinfin Moor.

Policy E4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Strategic Location for Global Technology Cluster Extension	--	--	--	--	--	--	--	--	✓	✓	--	--	--	--	--	--	--	--	--	--	--

Commentary

7.34.1 This is a spatial policy; its purpose is to safeguard land from development within the Plan period in order that the site can potentially contribute towards a future extension of the Global Technology Cluster (also known as Infinity Park) beyond 2018. In identifying the site for potential development in the long term, this is likely to create confidence or certainty about the potential for long term expansion of Infinity Park. This may have a minor beneficial effect in respect of objectives to achieve stable and sustainable levels of economic growth and strengthening the local economy by providing certainty to businesses investing locally about the continuity of commercial land supply after 2028. Overall however whilst development in south Derbyshire could commence as early as 2018 it is likely that development will be focussed on the Infinity Park land in Derby City to the North where construction has only recently commenced.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.34.2 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Previously the policy was included in the Plan as Policy E5 The policy was amended through the Local Plan examination to allow for development from 2018 onwards, although it is unlikely that growth will occur in south Derbyshire in the short to medium term given local infrastructure constraints.

Risks and Uncertainties

- 7.34.3 There is no certainty when an extension of Infinity Park into South Derbyshire will be required, although based on the scale of the site within Derby City, it is unlikely to be required before 2028, although if development were to come forward the policy provides the flexibility to accommodate this.

Short, Medium and Long Term effects

- 7.34.4 This policy would protect this site for future employment use for the duration of the Plan Period.

Cumulative and Synergistic Impacts

- 7.34.5 This policy will help support the long term delivery of policy AC15 (Land South of Wilmore Road Sinfin (Infinity Park Derby) included in the Part 1 Derby City Local Plan. This policy allocates 86.8ha of land for the development of a new high quality business park to accommodate B1, B2 and B8 uses. Site delivery for this site will be within in the plan period. However, the safeguarding of the site in South Derbyshire is unlikely to have any tangible effect in the plan period and in most instances, will not act in combination with development on site AC15 within the City. However, in safeguarding this site, the South Derbyshire Part 1 Local Plan would provide certainty to local companies moving into the area about long term employment land supply within the vicinity of Infinity Park.

7.35: POLICY E5 SAFEGUARDED EMPLOYMENT SITES – DOVE VALLEY PARK

- A Land measuring 28.3ha, to the north of Dove Valley Park Business Park, is allocated for the development of large scale industrial and business units only, as defined by use classes B2 and B8 of the Use Classes Order. The minimum gross internal floor areaper unit will be 15,000sqm.

Policy E5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Safeguarded Employment Sites. Dove Valley Park	✓	--	?	--	✓	✓	?	✓	✓✓	✓✓	X	?	?	?	X	X	✓	?	?	?	?

Commentary

- 7.35.1 This is a spatial option which seeks to safeguard a single large employment area adjacent to the existing Dove Valley Business Park for a large end user, which could not be accommodated elsewhere in the District. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations and Local Plan Examination.
- 7.35.2 The exact nature and scale of impacts would be dependent on the type of use the site would be put to and the detailed design and implementation of any scheme, none of which is currently known. As such, uncertain effects have been identified in respect of sustainability objectives to improve health and wellbeing, improve local accessibility to local services and facilities, improve the quality of new development and the existing built environment, minimise waste and increase recycling, promote sustainable forms of construction, reduce and manage the impacts of climate change, protect and enhance the cultural heritage of the district, improve access to cultural heritage features and conserve and enhance the districts landscape and townscape character.
- 7.35.3 Significant beneficial effects have been identified in respect of economically focussed sustainability objectives, as this policy could allow large scale development of regional importance, which cannot be accommodated elsewhere in South Derbyshire, to be captured within the Plan period. Such development could contribute to economic growth and the diversification of the local economy. Other positive effects are identified in respect of objectives to avoid damage to designated sites and enhance biodiversity (which this site could do over the longer term, given the very limited biodiversity interest on site at present and the need to deliver biodiversity gain as set out elsewhere in this plan and in national planning policy); improve educational achievement, (through the support and training which is likely to be offered to employees of any new business), improve social inclusion and deprivation; (the site is well related to pockets of deprivation in Hatton and north west parishes).
- 7.35.4 Other positive effects are identified against objectives to make best use of existing infrastructure (although development could increase the need to travel, given the sites location away from key urban areas). Positive impacts are also identified in respect of the SA objective to reduce and manage flood risk given the low level of risk in this location and given the requirements which exist to manage surface waters on site.
- 7.35.5 Negative effects are identified in respect of objectives to enhance the vitality and viability of district and village centres. The site is some distance from the nearest local centres and so is unlikely to support existing village centres and could in certain instances, divert some forms of development, such as offices from existing centres. Development could also increase noise, air, water and light pollution. However, effects would be moderated by requirements included in the policy to protect local amenity and the environment. Negative impacts are also recorded in respect of greenfield land losses, this is because despite the site historically being developed as an air field, it is considered that the site has partially regenerated and is currently in agricultural use. However, again impacts are moderated by virtue of the historic use of the site.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.35.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Previously the policy was included in the Plan as Policy E6. Minor amendments have been made to this policy following the pre-submission consultation undertaken in March 2014. No amendments have been made to the policy wording as a result of undertaking the sustainability appraisal.

Risks and Uncertainties

- 7.35.7 Clearly the purpose of this policy is to provide some flexibility to accommodate a large single end user, should the need for such a site arise. Site delivery is therefore inherently uncertain as are many of the potential effects which would be significantly informed by the design of the site and the end use to which it may be put.

Short, Medium and Long Term effects

- 7.35.8 It is unclear at what point, (if at all), development would come forward on this site. However given the nature and scale of the site, it is likely that should development come forward construction related impacts could be over a number of years depending on how the site is developed.

Cumulative and Synergistic Impacts

- 7.35.9 This policy, if triggered, could contribute to the delivery of additional employment land specifically allocated to meet local need within the Plan period. However, this policy seeks to provide accommodation for a single end user, which could not be accommodated on strategic employment sites allocated in policy 1. However this policy could make additional smaller scale employment land (to meet local needs) available and development on the existing Dove Valley Park Site and within this site could give rise to cumulative effects in respect of landscape and visual amenity. However, wider policies in this plan seek to protect local landscape character and these will help minimise landscape effects over the medium to long term as mitigation (tree planting or other landscaping) matures. It is also worth noting that there are identified capacity issues in this area in respect of electricity supply. Development of this site in combination with planned development on the existing Dove Valley Park site and new housing in Hatton and Hilton and the western edge of Derby City could require significant capacity enhancements to the local distribution network.

7.36: POLICY E6: WOODVILLE REGENERATION AREA

- A Woodville Regeneration Area is protected for employment-led redevelopment, supported by the Woodville - Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville and Swadlincote. Redevelopment of the site should incorporate 12 ha of employment development defined by use classes B1, B2 and B8 and up to 150 new dwellings.

Policy E6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Woodville Regeneration Area	✓	✓	✓	✓✓	✓	✓	✓	✓✓	✓	✓	✓	✓✓	X	✓	?	✓✓	✓✓	?	✓✓	?	✓✓

Commentary

- 7.36.1 This is a spatial policy that seeks to deliver the regeneration of an underused site between Woodville and Swadlincote. The Council has long term aims of delivering the employment-led regeneration of the site. Any development would be dependent upon the provision of a new road which could reduce pressure on nearby Clock Island. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.36.2 Appraisal of this site against the SA Framework indicates that the redevelopment of this site would have major beneficial effects in respect of improving community safety and reducing fear of crime (by reducing traffic pressure on clock island and helping to tackle antisocial behaviour and crime within this largely derelict site); making the best use of existing infrastructure (by increasing the capacity of the existing road network to cope with local traffic demands); improving the quality of existing development (much of the site is derelict and detracts from the character of Woodville and Church Gresley); minimising the irreversible loss of greenfield land (most of the site is previously developed, or poorly restored minerals workings), reducing and managing flood risk (there are known issue with surface water flooding on site) and protecting or enhancing cultural heritage and townscape character (there is a grade 2* listed building which is at risk and derelict within the site).
- 7.36.3 The policy would also provide opportunity to deliver biodiversity gain on a site which is largely devoid of wildlife and environmental features, deliver additional housing which would contribute towards housing delivery in Swadlincote and the wider HMA, improve the health and wellbeing of local residents (as it would deliver new formal and informal space and provide opportunity to strengthen links between Woodville and the National Forest beyond), improve the districts skills base, contribute to economic development locally and improve access to local services, including Swadlincote Town Centre (by improving road and pedestrian links within this area for existing and new residents).

- 7.36.4 Uncertain effects have been identified in respect of water, light and noise pollution (the development could increase diffuse water pollution, noise and light pollution, but could offer opportunity to reduce contamination through site remediation and secure improvements to air quality close to the Clock Island). Site redevelopment could secure the reuse of the grade 2* listed TG Green bottle kilns on site (although it is unclear whether these would be publicly accessible) and could offer opportunities to improve employment opportunities in Woodville and Swadlincote, which could help reduce the need to travel and in turn could potentially offset the release of additional carbon from the further development of new homes and businesses.
- 7.36.5 Negative effects have been identified in respect of objectives to minimise the generation of waste materials. This is because it is likely that construction and operation of the site would lead to increase waste generation.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.36.6 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Previously the policy was included in the Plan as Policy SD9. One change has been made to this policy as a result of the sustainability appraisal. This is to specify that development would be employment led. This would help provide certainty of the likely mix of uses on site and would provide greater certainty in respect of the economic impacts of this development.

Risks and Uncertainties

- 7.36.7 Given the complex nature of issues affecting this site including the need for the delivery of the Swadlincote - Woodville Regeneration Route, site contamination, and land instability, its location on the edge of the District (adjoining North West Leicestershire), the need to safeguard the at risk TG Green site etc., it is unclear whether this site could be regenerated, at least during the early part of the plan period due to viability concerns. However, the Council is continuing to assess options for delivering the economic, social and environmental regeneration of the site with a view to delivering employment led regeneration. However, during the appraisal, it was noted that based on the historic wording of the policy there would only be limited control over the future development of the site. In order to provide greater certainty regarding effects the policy has been amended since the previous consultation to require that site regeneration be employment led development.

Short, Medium and Long Term effects

- 7.36.8 It is unclear at what point within the Plan period development would come forward on this site given the viability issues and the complex nature of the site. Accordingly no housing numbers or employment land provision is assigned against this site. Nonetheless the Council will continue to work with the site promoters and potential developers and other parties to bring forward the regeneration of the site although it is unlikely that development would take place in the short term. However, in the absence of the regeneration of this site it is likely that existing traffic congestion around Clock Island will persist and that the grade 2* listed bottle kiln on site (which is at risk) will not come forward for redevelopment.

Cumulative and Synergistic Impacts

- 7.36.9 This policy is likely to work in combination with other emerging thematic policies, included in the Draft Plan including Policies SD1 (Amenity and Environmental Quality), I4 (New Road Schemes), BNE1 (Design Excellence), BNE2 (Heritage Assets) and BNE4 (Landscape Character and Local Distinctiveness).
- 7.36.10 Development of this site and others around Woodville (for example Broomy Farm) could have a notable impact on the local road network including the Clock Island, although it is likely that this site could mitigate its own impacts through the creation of the Woodville Regeneration Route. Further the delivery of the Regeneration site which would increase the capacity of the local highways network and could have a notable positive effect in respect of local highways capacity. Development could also act in combination with housing growth in Swadlincote and Woodville in respect of primary education provision where it led to the delivery of a notable number of new homes. This is because there is presently no capacity at any Swadlincote primary schools to accommodate growth and housing on this site cannot be accommodated by surrounding schools. Impacts in respect of this issue are therefore likely to be negative but will depend on the scale of housing on site. The Council is continuing to liaise with the Local Education Authority in respect of potential solutions to increase primary places in the town.
- 7.36.11 Development from this site could act together with other growth in Swadlincote to increase foul water flows to Stanton Waste Water Treatment Works which is nearing its current capacity, although capacity improvements are possible at this site and Severn Trent Water would be able to programme improvements through the Plan Period to 2028 through their own 5 yearly asset management plans. There may also be potential to accommodate foul flows at Milton WWTW, although presently this site is operating over its consented capacity.

For Policy Appraisal for Policy E7 . See Page 472 at end of document

SUSTAINABLE DEVELOPMENT

7.37: POLICY SD1: AMENITY AND ENVIRONMENTAL QUALITY

- A The Council will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments.
- B The Council will take into consideration the following:
- i) The potential for development to affect surface and ground water quality and its potential to affect the long term delivery of water quality standards set out in the Water Framework Directive or Habitats Directive;
 - ii) The potential for development to affect designated Air Quality Management Areas (AQMAs).
 - iii) The need for a strategic buffer between conflicting land uses such that they do not disadvantage each other in respect of amenity issues, such as odours, fumes, or dust and other disturbance such as noise, vibration, light or shadow flicker.

Policy SD1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Amenity and Environmental Quality	✓✓	✓	✓✓	--	--	--	--	✓	✓	✓	--	✓	--	--	✓✓	--	✓	--	✓	--	--

Commentary

- 7.37.1 This is a thematic policy which will seek to protect the amenity and environmental quality of the districts residents, businesses and environmental sites. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.37.2 This policy is likely to have major beneficial effects in respect of sustainability objectives to avoid damage to designated sites and biodiversity (by ensuring water, air quality and noise and light pollution effects from allocated sites and windfall developments are minimised), improving the health and wellbeing of local residents (by ensuring new developments are not located in inappropriate locations), by encouraging developments to reflect local air, and water quality and ensuring that developments minimise noise, light and dust generation.
- 7.37.3 Less beneficial effects are also identified in respect of objectives to provide decent and affordable homes, achieving stable and stable development and diversifying and strengthening local urban and rural economies (this policy would ensure that inappropriate development which may restrict the commercial use of employment sites such as 24 hour operation does not take place). This policy would also help to ensure that development makes best use of existing infrastructure by preventing growth that leads to unacceptable use or overwhelming of infrastructure (for example it could promote non car use on roads close to AQMAs or prevent growth which would lead to excessive use of combined sewer overflows).

- 7.37.4 No discernible effects are identified in respect of objectives to improve community safety, improve educational achievement, promote social inclusion, improve the accessibility to local goods and services, enhance the vitality and viability of existing local centres, minimise waste, promote sustainable construction, reduce and manage the impacts of climate change, provide access to the cultural heritage of the district and conserve townscape and landscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.37.5 This policy was first included in the Draft Part 1 Local Plan consulted upon in autumn 2013. Previously the policy was included in the Plan as Policy SD8. A significant number of changes have been made to the title and the policy wording although these have not been attributed to the SA process. No further amendments have been made to this policy following the pre-submission consultation undertaken by the Authority in March 2014.

Risks and Uncertainties

- 7.37.6 This policy will apply to all developments located close to other incompatible land uses will seek to specify instances where there is a need for strategic buffers, cordon sanitares and other mitigation such as bunds and tree planting to address amenity concerns. Clearly the requirement included in the policy could undermine the delivery of some sites, or could affect the net developable area of sites. In order to protect the amenity of new and existing communities, whilst ensuring that sufficient sites are identified to meet local development needs the Council has sought to review the constraints and capacities of individual housing allocations (which tend to be most sensitive to surrounding land uses) and is satisfied that the inclusion of this policy in the Plan will not undermine housing delivery either at the site level or in respect of overall housing need.

Short, Medium and Long Term effects

- 7.37.7 This policy will help protect the amenity of existing and future site occupiers and residents from being affected by new development over the life of the Plan.

Cumulative and Synergistic Impacts

- 7.37.8 This policy is likely to work in combination with other emerging thematic policies included in the Plan in respect of polies E3 (Existing Employment Areas), SD2 (Flood Risk), SD3 (Water Supply, Drainage and Sewerage Infrastructure), BNE1 (Design Excellence), BNE2 (Heritage Assets), BNE3 (Biodiversity) and BNE4 (Landscape).

7.38: POLICY SD2: FLOOD RISK

- A When considering development proposals in South Derbyshire, the Council will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a higher risk of flooding will only be considered where essential for regeneration or where development provides wider sustainability benefits to the community that outweigh flood risk.
- B Development in areas that are identified as being at risk of flooding will be expected to:
- i) Be resilient to flooding through design and layout;
 - ii) Incorporate appropriate mitigation measures, such as on-site flood defence works and/or a contribution towards or a commitment to undertake and/or maintain off-site measures;
 - iii) Not increase flood risk to other properties or surrounding areas; and
 - iv) Not affect the integrity or continuity of existing flood defences
- C Suitable measures to deal with surface water will be required on all sites in order to minimise the likelihood of new development increasing flood risk locally. Any developments that could lead to changes in surface water flows or increase flood risk should be managed through the incorporation of Sustainable Drainage Systems (SUDS), which mimic natural drainage patterns, unless this is not technically feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures.
- D The Council may require developers to restore culverted watercourses within regeneration or development sites to a natural state (i.e. break the channel out of culvert, remove redundant structures, replace/improve existing structures to a restored watercourse profile) in order to reduce flood risk and provide local amenity and/or ecological benefits.
- E To contribute to the enhancement of watercourses in accordance with the objectives of the Water Framework Directive, developers will be expected to work with the regulating authorities to develop watercourse restoration schemes.
- F Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported, subject to the proposal having no other 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.

Policy SD2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Flood Risk	✓	✓✓	✓	✓✓	--	--	--	?	✓	✓	--	✓	--	✓	✓	✓✓	✓✓	✓	--	?	

Commentary

- 7.38.1 This is a thematic policy which seeks to ensure that flood risk does not present an unacceptable risk to new development. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation.
- 7.38.2 Having reviewed the proposed policy against the Sustainability Appraisal Framework, it is considered that the policy would have a major beneficial effect against the delivery of sustainability objectives in respect of providing decent and affordable homes, improving community safety, reducing and managing flood risk and managing the impacts of climate change. Less significant positive effects have been identified in respect of avoiding damage to designated sites and species (the policy seeks to restore and naturalise river channels within development sites where these have been subject to significant alteration when appropriate), to improve wellbeing (this policy will help defend homes and businesses from flooding which will have an indirect effect on the wellbeing of residents in flood affected communities), achieve stable and sustainable growth and strengthen local economies by protecting businesses from flooding, improving the quality of built development by improving flood resilience in new development and reducing water pollution which can occur during flood events.
- 7.38.3 Other minor positive effects have been identified in respect of minimising green field land losses as this policy includes an exclusion to allow development in areas of high risk on brownfield sites, subject to minimising the risk and effects of flooding.
- 7.38.4 No effects have been identified in respect objectives to improve educational achievement, promote social inclusion, improve accessibility, enhance the vitality and viability of town and village centres, minimise waste and increase the reuse and recycling of natural resources. No effects are likely in respect of the objectives to improve access to the cultural heritage of the district.

- 7.38.5 Uncertain effects have been identified in respect of SA objectives to make best use of existing infrastructure and conserving the districts townscape character. This is because this policy could facilitate the delivery of significant flood works which could affect townscape character in some areas. An uncertain effect on making the best use of infrastructure was identified during the appraisal, as it is considered that the policy, as drafted, could support the delivery of new or improved infrastructure, but possibly not the maintenance of existing flood protection infrastructure which is necessary to sustain the long term performance of such assets.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.38.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD 4. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- Including provision in the policy for development to support the maintenance of existing (as well as creation of new flood defences) to help ensure the long term functioning of defences.
 - A requirement for new development not to affect the integrity of existing flood defences: (Note the EA also requested that this requirement be included in this policy)

Risks and Uncertainties

- 7.38.7 Presently a significant number of villages in South Derbyshire benefit from flood protection, but climate change, coupled with new data concerning areas at risk, could significantly alter the communities identified as being at risk. The Council has undertaken a level 1 strategic flood risk assessment to help understand the extent of current flood risk and continues to work with the Environment Agency and the County Council as the Lead Local Flood Authority and (future Sustainable Urban Drainage Approval Body) to identify the locations at the most risk. Nonetheless, it is likely that over the plan period our understanding of areas at flood risk will change, which could in turn effect how we implement flood risk policy for specific communities or individual developments. In order to manage this uncertainty the Council will continue to work with developers and other bodies to ensure that flood risk assessments submitted alongside developments are accurate and robust and where necessary ensure that appropriate mitigation is provided within development schemes.

Short, Medium and Long Term effects

- 7.38.8 This policy through requirements to deliver new flood risk infrastructure, protect the integrity of existing flood defences, and secure contributions towards the on-going maintenance of defences will help minimise flood risk in new and existing development over the life of the plan.

Cumulative and Synergistic Impacts

- 7.38.9 This policy would work in tandem with policies set out in the Derby City Local Plan in particular policy CP2 (responding to climate change). In particular, proposals to deliver flood defences in the City through the 'Our City, Our River' programme could affect areas at flood risk downstream in South Derbyshire. Development of specific housing sites within South Derbyshire could also work in combination to tackle existing flood risk issues across a number of cross boundary locations on the edge of Derby City including around Boulton Moor (Thulston Brook), and Primula Way (Hell Brook) and help to reduce flood risk to property and land through site specific measures to alleviate flooding.

7.39 POLICY SD3: SUSTAINABLE WATER SUPPLY, DRAINAGE AND SEWERAGE INFRASTRUCTURE

- A The Council will work with Derbyshire County Council, Water Companies, Developers, and other Authorities and relevant stakeholders to ensure that South Derbyshire's future water resource needs, wastewater treatment and drainage infrastructure are managed effectively in a coordinated manner by:
- i) Ensuring that adequate water supply, sewerage and drainage infrastructure needed to service new development is delivered in tandem with identified growth;
 - ii) Supporting activities by the Water Companies to reduce demand for water and in turn suppress sewerage and discharge effluent volumes by ensuring that water consumption is no more than 110 litres per person per day (including external water use) as estimated using the Water Calculator methodology¹ or all water fittings do not exceed the performance set out in table 5 below;
 - iii) Working with the County Council (as lead Local Flood Authority and SUDS Approval Body) to ensure new developments incorporate sustainable drainage schemes that reduce the demand for potable water supplies and mimic natural drainage, wherever practicable. In bringing forward SUDS, as a means of managing surface water run-off, developers will be expected to design schemes to improve river water quality and reduce pressure on local drainage infrastructure and deliver biodiversity gain on sites;
 - iv) Ensuring that all relevant developments within the catchment of the River Mease, support the delivery of the River Mease Water Quality (Phosphate) Management Plan, by means of financial contribution, in order that the unmitigated addition of phosphorous does not lead to deterioration of the Mease Special Area of Conservation.
- B Foul flows generated by new development will be expected to connect to the mains sewer. 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.
- C Surface water from new development will be expected to be managed using SUDS; discharge to watercourse; or connection to surface water mains sewer. Only where these options are not technically feasible and in consultation with Water Companies, will surface water discharges to a combined sewer be permitted.

Policy SD3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Water Supply, Drainage and Sewerage Infrastructure	✓	✓	--	✓	--	--	--	✓✓	--	--	--	✓✓	✓✓	✓✓	--	✓✓	✓✓	--	--	--	--

Commentary

- 7.39.1 This is a thematic policy which seeks to ensure that water supply and foul water drainage infrastructure is used efficiently and that new developments contribute towards the management of surface water. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.39.2 When assessed against the SA framework this policy is identified as likely to give rise to major beneficial effects in respect of objectives to make best use of existing infrastructure (by efficiently using remaining headroom or capacity in the foul sewer and water supply network); improving the quality of new development by improving site wide surface water management and water efficiency in new homes; minimising waste by reducing foul water discharges from new properties and promoting sustainable forms of construction and reducing water pollution (This is because water efficient development would generate less waste water to be discharged to local watercourses, whilst SUDS provision onsite could help improve water quality in surface water and contribute to improvements in diffuse water quality). Clearly a policy to reduce flood risk and surface water will perform strongly against the sustainability objective to reduce and manage flood risk and reduce and manage the effects of climate change. A major beneficial effect is also likely in respect of the SA objective to enhance biodiversity and protected sites and species as the policy specifically requires that new development supports the delivery of the River Mease SAC water quality management plan and requires the provision of SUDS within new development that deliver biodiversity gain.
- 7.39.3 Minor positive effects are identified in respect of sustainability objectives to provide decent and affordable homes by improving flood resilience of new developments in respect of surface water flooding and in respect of improving water efficiency. Improvements in flood management

could also reduce flooding which in turn could have a positive effect on the safety of residents, both within the site and downstream of the development.

- 7.39.4 No significant effects are identified in respect of sustainability objectives to; improving the health and wellbeing of the districts residents; improving educational achievement; promoting social inclusion; improving local accessibility to services and facilities; achieving stable levels of economic growth; strengthening the local economy; minimising the irreversible loss of undeveloped land; protect and enhance the cultural heritage of the district and access to heritage assets and conserving and enhancing landscape and townscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.39.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD5. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:
- Adding a requirement into the policy for SUDS to deliver biodiversity gain on site to strengthen the performance of the policy in respect of biodiversity effects.

Risks and Uncertainties

- 7.39.6 Surface water management in new development could eventually be controlled by the County Council as SUDS approval body under Schedule 3 of the Flood and Water Management Act. However it is unclear when this schedule will be enacted. Nonetheless, it is considered necessary, in the short term to include guidance through the plan on surface water management to cover the period prior to enactment of schedule 3 and to inform developers of the need to deliver surface water management on site. Similarly the housing standards review may restrict the ability of local authorities to require new development to meet water efficiency targets beyond those set out in building regulations. However, the most recent guidance released by government indicates that a water efficiency policy is appropriate where it can be demonstrated that there is justification for constraining water requirements at the local level.

Short, Medium and Long Term effects

- 7.39.7 This policy will encourage the delivery of water efficient development, and the minimisation of surface water flooding (through the implementation of SUDS) over the whole of the plan period or until such time as other national guidance or legislation supersedes this guidance.

Cumulative and Synergistic Impacts

- 7.39.8 This policy could help reduce the requirement for capacity improvements in respect of drainage infrastructure and could in combination with policies and programmes implemented by the water companies (through their Water Resource Management Plans), neighbouring planning authorities (through their Local Plans) and others help suppress water demand. This could contribute towards keeping water supplies in the east midlands water resource area in surplus for longer and reduce the need for unsustainable extractions, water trading across regions or new infrastructure provision to meet need.

7.40: POLICY SD4: CONTAMINATED LAND, LAND INSTABILITY AND MINING LEGACY ISSUES

- A Planning permission for development on land which is known to comprise made ground or which is unstable, contaminated or potentially contaminated, will only be granted where the applicant has demonstrated through appropriate investigations, that the scheme will incorporate any necessary remediation measures to protect human health and/or the natural environment.
- B The Council will work with Developers, the Environment Agency, Natural England and the Coal Authority and other relevant Authorities and organisations to bring forward the regeneration of derelict, unstable or contaminated sites and investigate options for the sustainable management of rising mine water levels within the South Derbyshire Coalfield.

Policy SD4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Contaminated Land and mining legacy issues	✓✓	✓	✓	✓✓	--	--	--	--	--	--	--	✓✓	✓✓	--	✓✓	✓✓	✓✓	--	--	--	--

Commentary

- 7.40.1 This is a thematic policy which seeks to deal with the legacy effects of historic mining activity, natural contamination and instability issues. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

- 7.40.2 This policy is identified as having major beneficial effects when assessed against the SA Framework in respect of sustainability objectives to avoid damage to designated sites (rising minewater could affect water quality and in turn biodiversity in surface waters around the South Derbyshire Coalfield (including the River Mease SAC), improve the quality of new development, (by improving the design and layout of new communities to reflect risks associated with natural hazards or mining legacy issues), to reduce water pollution and flood risk (associated with rising mine water). A major positive effect is also recorded against the objective to minimise the irreversible loss of greenfield land as it would create the conditions necessary to allow the reuse of previously developed sites within much of Swadlincote and elsewhere in the South Derbyshire coalfield and in respect of improving community safety and the health and wellbeing of residents and worker given that this policy will enable a risk based approach to regenerating unstable or contaminated land.
- 7.40.3 Minor beneficial effects are identified in respect of objectives to provide decent and affordable homes as this policy would ensure homes are not subject to natural hazards or contamination.
- 7.40.4 No significant effects have been identified in respect of objectives to improve educational achievement; to promote social inclusion; improve access to local services and facilities; make best use of existing infrastructure; to achieve stable and sustainable economic growth; to diversify and strengthen urban and rural economies; to enhance the vitality and viability of town and district centres; to reduce and manage the impacts of climate change; to protect and enhance the district's cultural heritage and access to these and to conserve and enhance the district's landscape and townscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.40.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD6. Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include the widening of the scope of the policy to include unstable land. This amendment would provide additional benefits in respect of objectives to improve the health and wellbeing of local people and improving community safety related to land instability.

Risks and Uncertainties

- 7.40.6 This policy could potentially affect the deliverability of a number of sites included within the plan, as it could halt development in some parts of proposed housing sites in order to minimise risks associated with natural hazards or mining legacy issues. Similarly, the remediation needed on some sites could undermine the viability of sites.

Short, Medium and Long Term effects

- 7.40.7 This policy will ensure that development proposals fully reflect historic land uses or legacy issues affecting specific sites and will ensure that sites are usable, and safe for reuse. Benefits would extend throughout the plan period and beyond.

Cumulative and Synergistic Impacts

7.40.8 This policy is likely to work in combination with emerging policies to be included in Derbyshire Minerals Development Framework. This document will be drawn up and consulted upon in due course but is likely to strengthen and add detail to this policy. This policy will work in combination with housing employment policies within this plan. In particular housing sites north of William Nadin Way, Church Street, Church Gresley, Land at the Council Depot, Swadlincote, Woodville Regeneration Area and land at Tetron Point.

7.41: POLICY SD5: MINERALS SAFEGUARDING

- A. The Council will consult the Minerals Planning Authority (Derbyshire County Council) on any planning applications for non-minerals development which fall within the boundary of a minerals safeguarding area.
- B. The Council will not permit other development proposals in mineral safeguarding areas where they might sterilise economically workable mineral deposits, except where development conforms with the criteria set out in the minerals safeguarding policy included in the Derbyshire Minerals Local Plan.
- C. Within South Derbyshire extensive minerals resources are located along the Trent Valley (sand and gravel) and within the South Derbyshire Coalfield. The Local Plan has a key role in helping to safeguard commercially viable minerals resources and ensuring that new development does not lead to the sterilisation, or prejudice the future working of, important mineral reserves.

Policy SD5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Minerals Safeguarding	--	?	--	--	--	--	--	--	?	?	--	--	✓✓	✓✓	--	✓	--	--	--	--	--

Commentary

- 7.41.1 This is a thematic policy which seeks to ensure that strategic workable minerals deposits are not sterilised by large scale housing and employment growth within the plan period. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.41.2 This policy would perform strongly against objectives to minimise waste and promote sustainable use of natural resources by supporting the removal of strategic minerals resources, prior to development proposed through the local plan.
- 7.41.3 Uncertain effects have been identified in respect of objectives to provide decent and affordable homes; achieve stable and sustainable levels of economic growth; diversify and strengthen local urban and rural economies and minimise the irreversible loss of greenfield sites. Effects in respect of these objectives are identified uncertain as it is unclear whether a policy to require prior removal of minerals could hinder the delivery of housing and employment sites. Conversely, a minerals safeguarding policy could help maximise the economic and environmental value of sites prior to permanent loss and could help safeguard greenfield losses for minerals extraction elsewhere.
- 7.41.4 No discernible effects have been identified in respect of sustainability objectives to avoid damage to biodiversity, improve health and wellbeing, improve community safety, improve educational achievement, promote social inclusion, improve local accessibility, make best use of existing infrastructure, enhance the vitality and viability of the districts town and village centres, improve the quality of the built environment, reduce pollution, reduce and manage flood risk and the impacts of climate change, protect and enhance the district's cultural heritage and to conserve and enhance the district's landscape and townscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.41.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD7. No changes have been made to this policy.

Risks and Uncertainties

- 7.41.6 This policy could potentially affect the timing or deliverability of development sites. However, the Council will continue to consult with the minerals planning authority on the emerging local plan, in order that sites are promoted through the Part 1 and subsequent Part 2 Local Plan which will not lead to the sterilisation of mineral resources. The planning authority will seek to inform the preparation of any future mineral safeguarding policy to be included in the minerals development plan.

Short, Medium and Long Term effects

- 7.41.7 This policy could stymie the delivery of housing and employment sites in the short to medium term where minerals extraction is required prior to development. Where extraction is required it is likely that the site preparation/construction phase would be substantially increased and could last significantly longer than would otherwise be the case. Where minerals extraction takes place it could give rise to impacts on the local highways network, as well as lead to increased noise and air pollution for the duration of works. It could also lead to temporary impacts on

7.41.8 local landscape or townscape and potentially alter drainage patterns locally. However it should be noted that no minerals safeguarding issues have been identified in respect of allocated sites included in the plan and as such the likelihood of such effects occurring is very low.

Cumulative and Synergistic Impacts

7.41.9 This policy is likely to work in combination with emerging policies to be included in Derbyshire Minerals Development Framework.

7.42: POLICY SD6: SUSTAINABLE ENERGY AND POWER GENERATION

- A The Council will support renewable and other energy developments and ancillary buildings or infrastructure subject to the following considerations:
- i) that the environmental effects of the proposal have been appropriately considered and schemes will not give rise to unacceptable impacts on landscape or townscape character, ecology, the historic environment or cultural heritage assets.
 - ii) that proposals will not give rise to unacceptable impacts on local amenity, or give rise to safety concerns, as a result of noise, shadow flicker, electromagnetic interference, emissions to the air or ground, odour or traffic generation and congestion.
- B Developers promoting biomass will be expected to demonstrate that biofuels will be procured from sustainable sources. Where generators propose to source wood fuel or other biomass from outside The National Forest, the applicant will be expected to locate biofuels sequentially considering fuels from regional sources, followed by the UK and international markets. Where fuels are sourced from outside the region, generators will be expected to demonstrate that no sequentially preferable fuel supply exists which is available, cost effective or meets the necessary specification.
- C Any new generating plant capable of producing heating or cooling as well as electricity will be expected to be designed and located in a way that facilitates the future connection to a local distributed energy system. Large scale commercial and residential development close to Willington and Drakelow will be expected to consider opportunities for utilising waste heat for District heating and cooling.
- D Additional energy generation capacity, ancillary infrastructure and carbon capture facilities at the Drakelow and Willington Power Station sites will be supported where it can be demonstrated that development will not give rise to unacceptable amenity and environmental effects as set out above.

Policy SD6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Energy and Power Generation	✓	✓	✓	✓	--	--	--	✓	✓	✓	--	?	✓✓	✓✓	✓	--	--	✓✓	✓	--	✓

Commentary

- 7.42.1 This is a thematic policy which seeks to promote the delivery of, and control the effects of electricity generating infrastructure, and distributed heat networks which come forward with the plan period. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.42.2 The policy is likely to have major beneficial effects when assessed against the SA Framework in respect of sustainability objectives to minimise waste and increase the reuse of waste materials (by promoting the reuse of waste heat from two large scale combined cycle gas turbine power stations proposed in Willington and Drakelow and by encouraging the use of forestry residue associated with the National Forest for power generation, and by promoting sustainable use of natural resources (by supporting low and zero carbon energy generation technologies) and by reducing and managing the districts contribution towards climate change.
- 7.42.3 Minor beneficial effects are likely in respect of sustainability objectives to avoid damage to designated sites; cultural heritage assets and areas of landscape or townscape value. This is because the policy seeks to explicitly control the impact of this form of development on the natural environment. It would also have likely positive effects in respect of safety and wellbeing (by ensuring development does not lead to electromagnetic interference, which could affect radar or other aircraft safety systems, or have unacceptable amenity and pollution effects -for example, by requiring that development does not lead to noise pollution, odour, light disturbance or shadow flicker).

- 7.42.4 Positive effects are also identified in respect of providing decent and affordable homes, making the best use of infrastructure and supporting the local economy. This is because this policy provides support for the delivery of energy generation infrastructure in the district at all scales, from very large scale commercial schemes (such as those at Drakelow and Willington which could generate power equivalent to 6% of the UKs existing output and could make a notable contribution towards creating new jobs and diversifying the local economy) to small scale projects to support existing rural enterprises or individual homeowners to reduce their electricity costs. Finally, the support of small and medium scale electricity capacity could reduce demand for distributed electricity and could reduce the need for additional electricity infrastructure provision.
- 7.42.5 This policy is likely to have no effect in respect of objectives to improve educational achievement, promote social inclusion, improve access to local facilities, enhance the vitality of the local town and village centres, minimise the irreversible loss of greenfield land, reduce and manage flood risk and increase access to cultural heritage within the district.
- 7.42.6 An uncertain effect is identified in respect of the objective to improve the quality of new development and the existing built environment. This is because energy infrastructure, especially small scale installations, could in combination, give rise to uncertain effects on the existing built environment. However, the exact nature of effects is likely to be largely determined by the nature of individual proposals, the relationship with other schemes and the sensitivity of the built environment, for example, whether development would affect the setting of a listed building, conservation area or other locally important buildings.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.42.7 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy SD3. No changes have been made to this policy as a result of the Sustainability Appraisal.

Risks and Uncertainties

- 7.42.8 This policy seeks to support the delivery of appropriate new energy infrastructure of all scales to support Government objectives to decarbonise power generation and support small scale energy generation. However, many technologies such as carbon capture and storage, or small scale distributed heat networks have yet to be tested locally or indeed nationally and it is unclear whether elements of this policy will be used within the lifetime of the plan.

Short, Medium and Long Term effects

- 7.42.9 This policy would support the delivery of new energy generation infrastructure for the duration of the plan period.

Cumulative and Synergistic Impacts

- 7.42.10 This policy would work in tandem with building regulations and other plan policies including Policy S3 to deliver more energy efficient homes and businesses in South Derbyshire.

7.43: BNE1 DESIGN EXCELLENCE

- A All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life by adhering to the Design Principles below.
- i) Design Principles
- a) Community safety:
New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas;
 - b) Street design, movement and legibility:
Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport;
 - c) Diversity and community cohesion:
New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction.
 - d) Ease of use:
New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;
 - e) Local character and pride:
New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;
 - f) National Forest:
Within The National Forest, new development should be encouraged to follow National Forest Design Charter and Guide for Developer and Planners and fully reflect the forest context;
 - g) Visual attractiveness:
New development should be visually attractive, appropriate, respect important landscape, 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;
 - h) Neighbouring uses and amenity:

New development should not have an undue adverse affect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;

- i) Cross boundary collaboration:
New areas of growth that span administrative, land ownership, developer parcel or phase boundaries should be considered and designed as a whole through a collaborative working approach;
- j) Healthy Lifestyles:
New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.
- k) Resource Use:
New development should be 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 shall provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.

- ii) All proposals for new development will be assessed against the Council’s Design SPD;
- iii) The council will decide which development proposals should be taken to a formal panel for design review.

Policy BNE1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District’s skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District’s contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District’s landscape and townscape character
Design Excellence	✓	✓✓	✓✓	✓✓	--	✓✓	✓✓	✓✓	--	--	✓	✓✓	✓	✓✓	✓	?	--	✓	✓✓	?	✓✓

Commentary

- 7.43.1 This is a thematic policy which will apply to all new developments. Its purpose is to improve the design quality of new development and promote schemes which adequately meet the needs of the districts residents and businesses, both now and in the future. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations. A number of minor modifications are proposed (included above) to reflect comments received back during the pre-submission consultation undertaken in March 2014.
- 7.43.2 When considered against this SA Framework this policy is likely to perform strongly against objectives to provide decent and affordable homes (by securing a mix of housing types and tenures to meet the needs of all users and are fit for purpose and capable of adaptation), improve health and wellbeing and improve community safety by encouraging developments that promotes and supports healthy lifestyles; reducing opportunities for antisocial behaviour and crime and requiring sites to strike an appropriate balance between place making and vehicle movement needs. This policy would also perform strongly against objectives to promote social inclusion, by providing a mix of housing types designed to attract a variety of different people. It would also support the objectives to improve local accessibility and make the best use of existing infrastructure by ensuring development is well-connected and walkable and served by public transport. This policy would also have major beneficial effect in respect of improving the quality of new development, conserving the districts landscape and townscape character and protecting and enhancing the cultural character of the district, (the main purpose of this policy is to deliver development which is visually attractive, appropriate and respects important landscape and townscape views and vistas and possess architectural quality and have regard to local character and context).
- 7.43.3 Less significant positive effects have been identified in respect of objectives to enhance biodiversity gain; enhance the vitality and viability of existing town and village centres (the policy does not explicitly seek to increase use of town and village centres but does seek to control new development in areas affected by neighbouring land uses such as retail uses and does seek to deliver developments which are well connected. The policy also seeks to ensure that new development will contribute towards sustainable waste and resource use Although, it is recognised that the policy fails to address issues of whole life waste management and does not reference the waste hierarchy). Proposals to address this issue are therefore made in the recommendations section below. Other positive aspects of this policy are in respect of pollution and climate change. The policy seeks to deliver development which can adapt to changing environmental conditions and sustainable construction methods but fails to specifically reference these issues. Amendments to this policy in respect of pollution and climate change, including references to other policies in this plan are recommended.
- 7.43.4 This policy has been identified as having uncertain effects in respect of policies to improve access to cultural heritage. It is unclear whether this policy could affect greenfield land losses although, having reviewed the sites being made available for development, it is likely that housing and employment numbers proposed in the part 1 local plan can be fully met within the sites allocated. It is unlikely that this policy would therefore lead to further greenfield land losses beyond those already identified.

- 7.43.5 No effects are identified in respect of policies to improve the education and skill base of the district; achieve stable and sustainable economic growth, strengthen urban and rural economies and reduce and manage flood risk.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.43.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy BNL1. Changes made to the policy to as a result of its appraisal through the SA include:
- Require that new development addresses sustainable travel.
 - Need to more fully address waste issues. Possibly within a new waste or resource use section to provide greater emphasis on sustainable waste management.
 - The section of local character and pride could be expanded to place greater emphasis on improving accessibility to cultural heritage.

Risks and Uncertainties

- 7.43.7 Many aspects of this policy are influenced by guidance and policy controlled through other regulatory regimes and occasionally these may need to take precedence. For example, car parking space standards could be controlled through building regulations in the future. Where there is clear overlap between regulatory regimes, the Authority will need to take these into account in determining any development schemes.
- 7.43.8 In addition whilst this policy seeks to provide some clarity regarding how new development should be designed or perform in use, significant detail to support this policy will be bought forward through a design SPD. This will provide greater certainty of any minimum standards or specific design requirements associated with site design and delivery.

Short, Medium and Long Term effects

- 7.43.9 This policy would support the delivery of well-designed developments throughout the life of the Plan. In addition to influencing the strategic housing allocation made in the Part 1 Local Plan, this policy would also influence sites which come forward through the Part 2 Local Plan and through windfalls over the whole of the Plan period.

Cumulative and Synergistic Impacts

- 7.43.10 This policy is likely to work in combination with other emerging thematic policies included in the Plan including policies on housing balance, affordable housing), flood risk, water supply, drainage and sewerage infrastructure, amenity and environmental quality, heritage assets, landscape character and local distinctiveness), sustainable transport, community facilities, green Infrastructure including the National Forest, open space sport and recreation. These policies add detail to many of the requirements of this policy and will help deliver many of the design excellence features outlined and required in this policy. BNE1 will also work in combination with design policies included in the Derby City Local Plan in respect of cross boundary sites on the edge of Derby City. In particular policies CP2 (Responding to Climate Change), CP3 Place Making Principles; CP4 Character and Context; CP7 Affordable and Specialist Housing; CP16 (Green Infrastructure); CP17 Public Green Spaces; CP19 (Biodiversity); CP20 (Historic Environment); CP21 Community Facilities; CP23 (Delivering a Sustainable Transport Network) in addition to specific housing policies for Wragley Way (AC18); Hackwood Farm (AC21); Boulton Moor (AC23), and South of Chellaston (AC24).

7.44: BNE2 HERITAGE ASSETS

- A. Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.

These assets include:

- i) Conservation Areas
- ii) Scheduled Monuments
- iii) Listed buildings
- iv) Registered historic parks and gardens
- v) Undesignated heritage assets on the local list

- B. Particular attention will be paid to:

- i) the heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways.
- ii) the complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of these landscaped grounds is material to the character of the adjacent villages.
- iii) the industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.

- C. The Council will promote the respect for, and protection and care of, the historic environment by:

- i) developing a local list of undesignated heritage assets, covering the same categories as the designated assets in the national list, in accordance with the best practice guidance issued by English Heritage.
- ii) considering the further use of Article 4 directions, reinforced through grant schemes where possible and enforcement action where necessary.
- iii) periodic production and updating of conservation area appraisals and management plans.
- iv) measures to tackle heritage "at risk", including service of urgent works and repairs notices where necessary.

- D. The District Council will work with private owners and developers to bring forward opportunities to secure the long-term future, sensitive use or re-use of under-utilised buildings, and the development of gap sites in conservation areas where development is beneficial to the character and appearance of the area. The District Council will also seek opportunities to improve public access to existing heritage features associated with new development schemes.

Policy BNE2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Heritage Assets	✓	?	✓	--	--	--	✓	--	✓	✓	✓✓	✓✓	✓	✓	--	✓	--	--	✓✓	✓✓	✓✓

Commentary

- 7.44.1 This is a thematic policy which seeks to protect cultural heritage assets within South Derbyshire. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and local Plan consultations.
- 7.44.2 Having appraised this policy against the SA Framework it has been identified as likely to perform strongly against Sustainability Objectives to enhance the vitality and viability of town and village centres, many of which like Swadlincote, Melbourne and Ticknall are supported by visitors visiting local cultural heritage assets. It would also help to protect local character and will allow the best of the past to be preserved and form an important aspect of new developments, improving the quality of such schemes (like schemes such as the 'Pipeworks' development and Sharpes in Swadlincote). The Policy would also perform especially well against objectives to safeguard and enhance heritage features and improve access to such features (given the explicit requirement in the policy to achieve such). The preservation of cultural heritage assets was also considered likely to protect the townscape and landscape character of the district.
- 7.44.3 Less significant, but nonetheless positive effects have been identified against SA objectives to avoid damage to protected species and habitats. (This is because many of the District's heritage assets are also important wildlife sites, for example Calke Park is a National Nature Reserve, whilst Elvaston Castle is a Local Nature Reserve). The protection of heritage assets were identified as likely to contribute towards the health and wellbeing of residents, by providing informal leisure opportunities through the provision of well-established walking and cycling routes, which provide multifunctional benefits such as biodiversity interest (for example disused canals or railway corridors). The protection of heritage assets was also considered likely to sustain and support the continued expansion of the districts growing tourism industry, which would directly

support the sustainable and stable economic growth of the district as well as support the diversification of urban and rural economies. The retention and reuse of heritage assets could also directly reduce greenfield land losses, facilitate sustainable use of resources and minimise waste (by reducing construction and demolition waste and by making best use of existing buildings and sites).

- 7.44.4 An uncertain effect has been identified in respect of the objective to provide decent and affordable housing, as the protection of heritage assets could in some instances affect site viability which could in turn affect site delivery. Preserving the setting of nearby heritage sites or features could also increase the costs of new development where more sympathetic design or layout is required. It is unclear whether additional costs could feed through into higher value developments which command a premium in the local market.
- 7.44.5 This policy is identified as having no effects in respect of policy to improve educational achievement (although clearly heritage assets could provide an educational resource), improve community safety (although the preservation and on-going maintenance of buildings could help reduce vandalism at some sites), tackle social inclusion, make the best use of existing infrastructure (although it would make the best use of existing buildings), reduce water, light and air pollution, reduce and manage flood risk and the effects of climate change.
- 7.44.6 This policy was not identified as likely to give rise to any significant negative effects against any of the sustainability appraisal objectives.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.44.7 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy BNL2. No changes have been made to the previous draft of this policy as a result of the sustainability appraisal.

Risks and Uncertainties

- 7.44.8 Having reviewed this policy and having regard to comments received from English Heritage, it is unclear whether additional safeguards are required to protect heritage sites should this policy be used for development management purposes. In order to address wider concerns the Council will look to include detailed development management policies in part 2 Local Plan.

Short, Medium and Long Term effects

- 7.44.9 This policy would have long term (both within the plan period and beyond) by continuing to protect the cultural heritage assets and their setting as new development comes forward across the whole of the plan period.

Cumulative and Synergistic Impacts

- 7.44.10 This policy is likely to work in combination with the housing policies for Hackwood Farm (SDDC policy H19 and DCC Policy AC21) and policies included in the emerging Amber Valley Local Plan.

7.45: POLICY BNE3 BIODIVERSITY

- A. The Local Planning Authority will support development which contributes to the protection, enhancement, management and restoration of biodiversity or geodiversity and delivering net gains in biodiversity wherever possible by:
- i) Protecting sites of International, European, National and County importance, together with local nature reserves, from inappropriate development within and adjacent to sites
 - ii) Delivering long term plans to restore the River Mease Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) to a more natural condition and improve water quality within Mease and other catchments failing to meet Water Framework Directive objectives.
 - iii) Developing and maintaining a District-wide ecological network of SSSIs and local wildlife sites together and corridors and stepping stone sites to support the integrity of the biodiversity network, prevent fragmentation, deliver ecosystem services and enable biodiversity to respond and adapt to the impacts of climate change.
 - iv) Supporting and contributing to the targets set out in the Lowland Derbyshire and/or National Forest Biodiversity Action Plan (BAP) for priority habitats and species
 - v) Protecting ancient woodland and veteran trees from loss, unless the need for, and benefits of, the development in that location clearly outweigh the loss
- B Planning proposals that could have a direct or indirect effect on sites with potential or actual ecological or geological importance including:
- i) Internationally important sites
 - ii) Nationally important sites (such as SSSIs)
 - iii) Sites of County Importance (Such as Local Nature Reserves, County Wildlife Sites and Local Geological Sites)
 - iv) Ancient Woodlands, Veteran Trees and Hedgerows
 - v) Priority Habitats and Species

will need to be supported by appropriate surveys or assessments sufficient to allow the Authority to fully understand the likely impacts of the scheme and the mitigation proposed. Where mitigation measures, or exceptionally, compensation cannot sufficiently offset the significant harm resulting from the development and/or where the development can potentially be located on an alternative site that would cause less or no harm, planning permission will be refused.

Policy BNE3		To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Biodiversity	✓✓	?	✓	--	--	--	✓	✓	--	--	--	✓✓	--	✓✓	✓	?	✓	✓✓	✓	--	✓✓	

Commentary

- 7.45.1 This is a thematic policy which seeks to protect and enhance biodiversity and geodiversity across the district. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation. A major modification has been made to reflect comments from the Wildlife Trust and Local Nature Partnership on the pre-submission version of the plan.
- 7.45.2 This appraisal identified that this policy would have major beneficial effects in respect of objectives to protect and enhance biodiversity; improve the quality of new development; promote sustainable forms of construction; reduce and manage the impacts of climate change (integrating biodiversity and natural areas in sites could assist in urban cooling and contribute to flood risk management). The protection and enhancement of biodiversity features on development sites could make a significant contribution towards protecting local character.
- 7.45.3 Less significant beneficial effects have been identified in respect objectives to improve health and wellbeing and improve accessibility to recreational resources such as nature reserves, wildlife sites or informal open space. The inclusion of natural areas including sustainable urban drainage systems could also contribute towards making the best use of existing infrastructure (by reducing flows to waste water systems), reduce water pollution effects on sensitive species in surrounding watercourses (by treating surface waters on site) and reducing flood risk by creating wetlands or ponds on site, which offer broader biodiversity benefits to deal with waste water on site. The protection and enhancement of biodiversity would also have a minor beneficial effect in respect of objectives to conserve and enhance the districts cultural heritage by protecting the significant number of wildlife sites from development which are located on post-industrial sites such as former railway cuttings or canal basins or form part of landscape grounds which often have significant biodiversity value, for example Calke Park National Nature Reserve and Elvaston Castle, which includes a local nature reserve.

- 7.45.4 This policy is identified as having an uncertain effect in respect of sustainability objectives to deliver decent and affordable housing and minimising the irreversible loss of greenfield land. This is because it was considered that in some cases the protection and delivery of biodiversity could reduce the developable area of some sites leading to less dense development. In turn, this could increase land take and increase overall greenfield land requirements. However, having subsequently reviewed site characteristics and assumed densities for the strategic sites allocated in the plan, it is considered that the land set aside for growth will fully meet housing needs and additional sites are unlikely to be required.
- 7.45.5 This policy was considered to have no discernable or notable impacts in respect of sustainability objectives to improve, community safety, educational achievement, promoting social inclusion, achieving stable and sustainable level of economic growth; diversifying and strengthening local urban and rural economies; enhancing the vitality and viability of existing town and village centres; minimising waste and improving access to cultural heritage.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.45.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy BNL3. Changes made to the policy as a result of the SA process (and to reflect consultation comments made during the Draft Local Plan Consultation) include:
- Policy amended to reference the need to support biodiversity gain and deliver net gains in biodiversity
 - Amended bullet added to ensure veteran trees are protected within the policy

Short, Medium and Long Term effects

- 7.45.7 This policy would help to prevent short term effects of development by seeking to protect wildlife habitats through design and construction from in appropriate development which would effects sites or species (including veteran or important trees) within or adjacent to the site. However other aspects of this policy would work to deliver long term enhancements to wildlife sites through supporting the delivery of a coherent network of spaces, secure long term enhancement and biodiversity gain and habitat creation.

Risks and Uncertainties

- 7.45.8 The National Planning Policy Framework reiterates the requirement set out in England's Biodiversity Strategy to halt biodiversity losses. Clearly the plan will directly tackle only one aspect of biodiversity losses (those associated with development rather than other land uses, such as farming) and it is often very difficult to monitor the health and quality of local biodiversity resources and assign effects to any single action such as development. The Council will continue to work with the Wildlife Trust, the Lowland Derbyshire Biodiversity Action Plan project officer and National Forest and other partners to collect existing monitoring information and where appropriate, develop new approaches to monitor the performance of this policy.

Cumulative and Synergistic Impacts

- 7.45.9 This policy is unlikely to safeguard many wildlife sites or species in isolation. In respect of the River Mease, the Council's policy is likely to work in combination with Local Plan policies included in the North West Leicestershire Local Plan, Lichfield District Council Local Plan (NR8) and

East Staffordshire Local Plan (Strategic Policy 27), as well as the Water Quality Management Plan (adopted by Natural England and the Environment Agency and the River Mease Restoration Strategy published by Natural England.

7.45.10 This policy will also work alongside policies in neighbouring Local Plans and the Lowland Derbyshire and National Forest Biodiversity Action Plans (BAPs), to protect local wildlife sites and BAP Habitats and Species.

7.45.11 It should also be noted that this policy is likely to work in combination with other policies set out in the Draft Plan to deliver biodiversity gain. In particular, SD1 (Amenity and Environmental Quality) SD2 (Flood Risk), SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure) BNE1(Design Excellence), BNE2 (Heritage Assets) BNE4 (Landscape Character and Local Distinctiveness), INF7 (Green Infrastructure), INF8 (The National Forest) and INF9 (Open Space, Sport and Recreation).

7.46 BNE4 LANDSCAPE CHARACTER AND LOCAL DISTINCTIVENESS

- A. The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development.
- B. Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and cannot be satisfactorily mitigated will not be permitted.
- C. In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in [The Landscape Character of Derbyshire](#). Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape.
- D. Within the National Forest Area developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in the National Forest Landscape Character Assessment both within the design of the scheme and in the incorporation of woodland planting and landscaping.
- E. The Council will seek to protect soils that are 'Best and Most Versatile', (Grades 1, 2 and 3a in the Agricultural Land Classification) and wherever possible direct development to areas with lower quality soils.

Policy BNE4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Landscape Character and Local Distinctiveness	✓	--	✓	--	--	--	✓	--	--	--	--	✓✓	--	✓	--	--	✓	✓✓	--	✓✓	

Commentary

7.46.1 This is a thematic policy which seeks to protect landscape quality. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

Having reviewed this policy against the sustainability appraisal framework, significant beneficial impacts have been identified in respect of objectives to improve the quality of new development (by ensuring that it reflects local character and distinctiveness and does not detract from the districts cultural heritage). This policy also performs strongly against the SA objective to conserve and enhance the districts landscape and townscape character.

7.46.2 Less significant beneficial effects have been identified in respect of objectives to avoid damage to, and enhance biodiversity assets (as it would indirectly safeguard significant landscape elements on development sites such as hedgerows and field trees and in turn, indirectly secure the retention of existing wildlife habitats on site). The retention of such features would also make a minor contribution towards improving health and wellbeing by retaining and improving accessibility to informal open space on development sites. The retention of landscape elements could also help reduce flood risk by protecting sites from over development (and protecting landscape elements such as ponds or ditches) and in turn how well new developments can adapt to climate change. This policy would also perform positively against objectives perform sustainable use of natural resources by steering development away from land which is best and most versatile and hence productive in respect of agricultural use.

7.46.3 No discernable effects have been identified in respect of objectives to provide decent and affordable homes; improving community safety and educational achievement; improving social inclusion; making best use of existing infrastructure; achieving stable and sustainable levels of economic growth; diversifying and strengthening urban and rural economies; enhancing the vitality and viability of existing town and village

centres; minimising waste, reducing water, light and air pollution; minimising the irreversible loss of greenfield land and improving access to cultural heritage.

7.46.4 This policy is unlikely to have any negative impacts.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.46.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy BNL4. Changes made to this policy include:

- The inclusion of a policy to protect best and most versatile land to reflect national policy and protect the most productive agricultural land.

Risks and Uncertainties

7.46.6 None identified.

Short, Medium and Long Term effects

7.46.7 This policy will help minimise the effects of individual development in the early stages of construction as it will help safeguard existing landscape features including landform, hedgerows and trees and water bodies. However in the longer term the policy should help deliver landscape mitigation which will further lessen the impacts of development and help integrate development into the landscape and reinforce landscape character and distinctiveness.

Cumulative and Synergistic Impacts

7.46.8 This policy is likely to act in combination with policies to protect landscape set out in surrounding Districts. These include, North West Leicestershire, East Staffordshire (SP30 Locally Significant Landscape), Derbyshire Dales (DM Policy 6 Landscape Character), Erewash (policy 16 Green Infrastructure), and Derby City (CP4 Character and Context). Together polies in respective local plans will help preserve local distinctiveness and ensure that new developments reflect and reinforce character within the landscapes in which they sit.

7.46.9 It should also be noted that this policy is likely to work in combination with other policies set out in the Draft Plan. In particular BNE1 (Design Excellence), BNE2 (Heritage Assets), BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness), INF7 (Green Infrastructure), INF8 (The National Forest), INF9 (Open Space, Sport and Recreation).

7:47 INF1 INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

A New development that is otherwise in conformity with the Local Plan but generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either:

- i) Already in place, or

ii) There is a reliable mechanism in place to ensure that it will be delivered in the right place, at the right time and to the standard required by the Council and its partners.

B The Council will revise its Planning Obligations SPD to cover infrastructure and service requirements, including site-specific infrastructure, including site specific infrastructure, to be delivered through S106 Planning Obligations. Furthermore, once a community Infrastructure Levy has been adopted, the Council will also operate a Community Infrastructure Levy Charging Schedule, to secure funding from new development towards infrastructure provision.

C Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.

D It is expected that development is appropriately supported and its effects mitigated, in the interests of sustainability. The viability of developments will also be considered when determining the extent and priority of developer contributions in line with the Infrastructure Delivery Plan.

Policy INF1	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Infrastructure and Developer Contributions	✓	✓✓	✓	✓✓	✓✓	--	✓✓	✓✓	--	--	--	?	--	--	✓	--	✓✓	--	✓	--	--

Commentary

- 7.47.1 This is a thematic policy which is concerned with the implementation of new development; specifically it spells out how the council will seek to ensure infrastructure delivery within or around proposed development sites. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.47.2 When assessed against the SA Framework it is considered that this policy is likely to have major beneficial effects in respect of objectives to improve community safety, by providing appropriate mechanisms to support highways capacity and safety improvements, improve educational achievement (by providing a mechanism to collect developer contributions necessary to deliver new schools provision needed to support housing growth); improve local accessibility (by providing a mechanism to collect contributions from developers to support local public transport provision close to or within new development or support the delivery and maintenance of walking and cycling routes within sites); and by making best use of infrastructure (by providing mechanisms to support the delivery of transport, education, flood risk, infrastructure and community facilities necessary to support growth). This policy is also considered likely to have a major beneficial effect in respect of objectives to reduce flood risk; by supporting the collection of funds to maintain and deliver new flood risk infrastructure and providing decent and affordable homes, by ensuring that new housing development is supported by appropriate infrastructure necessary to accommodate sustainable and well-functioning homes that can adapt to the future demands.
- 7.47.3 Less significant positive effects have been identified in respect of objectives to avoid damage to wildlife sites and biodiversity, (by facilitating the provision of green infrastructure and the maintenance of such features); to reduce pollution, (as onsite infrastructure provision, or developer contributions could help support the delivery and maintenance of green infrastructure such as acoustic bunds or other structures or surface water treatments on site). This policy could also have minor beneficial effects in respect of objectives to support cultural heritage, through the support, delivery and maintenance of the National Forest, or the regeneration and improvement of listed buildings or other cultural heritage assets.
- 7.47.4 No discernable effects have been identified in respect of remaining sustainability appraisal objectives.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.47.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I1. No changes have been made to this policy as a result of sustainability appraisal.

Risks and Uncertainties

- 7.47.6 It is unclear whether development will generate sufficient funds to provide all necessary infrastructure in combination with other planning obligations to support growth. The Council is undertaking viability assessments to inform the development of an infrastructure levy charging schedule to secure funding from new development towards growth. This work will help the Authority understand what infrastructure can be funded by development and will set out how infrastructure will be funded and the likely timing within which infrastructure will come forward.

Short, Medium and Long Term effects

- 7.47.7 This policy will help deliver new infrastructure necessary to support the delivery of sustainable growth. The Council has produced an Infrastructure Delivery Plan to help ensure the timely delivery of infrastructure. It is likely that this policy could support infrastructure delivery across the whole of the plan period to reflect the identified needs of proposed development and will deliver benefits to new and existing communities in the short, medium and long term.

Cumulative and Synergistic Impacts

- 7.47.8 It is likely that in many cases that the mechanism for dealing with proposed growth will be determined by the cumulative nature of effects. For example there may be capacity to accommodate growth within existing infrastructure where only a single development takes place, but where many sites are designated infrastructure needs may be met by the creation of new facilities. Put simply therefore infrastructure delivery could be affected by the scale and relationship of growth proposed in a particular area. The Council has sought to prepare an Infrastructure Delivery Plan to coordinate infrastructure delivery to support the delivery of the Council's growth strategy.
- 7.47.9 This policy is likely to act in combination with policies BNE3 (Biodiversity), INF2 (Sustainable Transport), INF4 (New Road Schemes), INF6 (Community Facilities); INF7 (Green Infrastructure); INF8 (The National Forest); and INF 9 (Open Space, Sport and Recreation). This policy will also work in combination with policies included in the Derby City Local Plan in respect of urban extensions on the edge of the city. In particular policy INF1 is likely to act in combination with Derby City Council Local Plan Policy MH1 (Delivering Infrastructure).

7.48 INF2 SUSTAINABLE TRANSPORT

- A Planning permission will be granted for development where:
- i) travel generated by development, including goods vehicle movement, should have no undue detrimental impact upon local amenity, the environment, highway safety, the efficiency of transport infrastructure and the efficiency and availability of public transport services; and
 - ii) appropriate provision is made for safe and convenient access to and within the development for pedestrians, cyclists, public transport users and the private car; and
 - iii) car travel generated by the development is minimised relative to the needs of the development.
- B In order to achieve this, the Council will secure, through negotiation, the provision by developers of contributions towards off-site works where needed.
- C In implementing this policy account will be taken of the fact that in more remote rural areas there is often less scope to minimise journey lengths and for the use of non-car modes.
- D Planning applications for development with significant transport implications should be accompanied by a Transport Assessment and Travel Plan identifying the transport impacts of the proposal and measures needed to meet the criteria set out in Part 1 of this policy. Travel Plan measures should be funded by developer contributions appropriate to the impacts on the transport network caused by the

development. development that is expected to have less significant transport implications, planning applications shall be accompanied by a Transport Statement.

Walking and Cycling

- A The Council will work in partnership with County Councils, neighbouring local authorities, the National Forest Company, charitable organisations, landowners and developers to secure the expansion, improvement and protection of and cycling networks, including public rights of way, cycle routes, greenways and supporting infrastructure. Routes should be coherent, direct, continuous, safe, secure and attractive and should to the wider green infrastructure network wherever possible.
- B Where a need is identified in Part 1 of this policy, the Council will seek to negotiate the provision by developers of contributions toward new, or the enhancement of existing, walking and cycling routes and supporting infrastructure.
- C Development that is likely to prejudice the use of disused lines or canals for walking, cycling or horse riding will only be permitted, where it can be demonstrated that there would be no practical prospect of implementation in the future.
- D Cycling and greenway network proposals will be identified in Supplementary Planning Documents.

Public Transport

- A The Council will work in partnership with County Councils, neighbouring local authorities, public transport operators and community transport operators to improve public transport services, infrastructure and information provision in the district.
- B Development should be designed and laid out in such a way to ensure that, wherever possible, public transport are within convenient walking distance of all site residents, staff and visitors.
- C Where a need is identified under Part 1 of this policy, the Council will seek to negotiate the provision by developers of measures to encourage the use of public transport. These may include:
 - i) bus shelters and laybys
 - ii) railway stations and public transport interchanges
 - iii) initial financial contributions toward the cost of running public transport services
- D Land is protected for a potential new park and ride facility at the junction of the A6 and London Road, Boulton Moor.
- E Land is protected for against development that would prejudice the establishment of a new passenger railway stations at Gresley, Drakelow and Stenson Fields. Development likely to impair the continuity of the Burton to Leicester railway line or otherwise compromise the potential establishment of a passenger rail service on this route will not be permitted.

Road & Rail Freight

- A Where appropriate development should make adequate provision for service vehicle access, manoeuvring and off-street parking.

- B In order to ensure that nearby occupiers are not unduly adversely affected by the transfer of goods generated by development, the Council will give consideration to the need for the control of hours of delivery and collection.
- C Land at Tetron Point and the associated rail siding connecting to the Burton to Leicester railway line, is protected from development that would compromise its capacity to be used for rail freight purposes.
- D Land at the junction of the A50 and A511, Foston is protected for the development of a roadside lorry park including lorry parking, refuelling and driver facilities.

Parking

- A Development should include appropriate car parking provision. Provision should have regard to:
- i) parking standards, to be published as a Supplementary Planning Document;
 - ii) the need to ensure that development would not have an undue detrimental impact on pedestrian and cyclist movement and highway safety;
 - iii) the need to encourage travel on foot, by cycle and by public transport in preference to the private car by minimising parking provision;
 - iv) the need to provide sufficient conveniently located spaces meet the needs of people with impaired mobility;
 - v) the conclusions of any Transport Assessment undertaken in accordance with Part 2 of this policy;
 - vi) the need to encourage the use of low emission vehicles.

Policy INF2	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Sustainable Transport	-	-	✓✓	✓	-	✓	✓✓	✓✓	✓	✓	✓	✓✓	-	✓	?	-	-	✓	-	✓	?

Commentary

- 7.48.1 The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.48.2 Having reviewed this policy against the SA Framework it is considered that it will have major beneficial effects in respect of improving the health and wellbeing of the population (by encouraging occupiers of new and existing development to walk or cycle through the provision of new walking and cycling routes and other green infrastructure provision and through protecting existing routes and local amenity); Improving accessibility to local services and facilities, (by supporting the delivery of a range of transport choice); reducing the need to travel and improving the quality of new development (again by providing greater transport choice walking and cycling friendly development).
- 7.48.3 Other beneficial effects have been identified in respect of objectives to improve community safety, (by providing for safe and convenient access to and within the development for pedestrians, cyclists, public transport users and the private car), promoting social inclusion (again by promoting a range of transport modes and minimising the need to travel); achieving stable and sustainable economic growth; diversifying local urban and rural economies and the vitality of existing local and village centres (by providing flexibility to accommodate development in rural areas even where alternative transport modes to the car are less developed and through the protection of sites which could be used for rail sidings next to existing employment sites); promoting the sustainable use of resources and reducing the district's contribution towards the causes of climate change (by seeking to minimise the need to travel and by supporting public transport and walking and cycling) and improving access to cultural heritage features, by generally seeking to improve access including within and around development sites close to such facilities such as Boulton Moor, Chellaston and within the National Forest.
- 7.48.4 Uncertain effects are identified in respect of landscape effects and pollution (as whilst this policy could help reduce the need for new transport infrastructure such as roads it could support the delivery of new public transport infrastructure such as park and ride or railways station sites or walking and cycling routes. These could increase light pollution (where they are lit) which could have a detrimental effect on landscape character or increase noise pollution and disturbance.
- 7.48.5 No effects have been identified in respect of sustainability objectives to avoid damage to designated sites and enhance biodiversity; provide decent and affordable homes; improve educational achievement; minimise waste and increase the reuse of waste materials; minimising the irreversible loss of greenfield sites; minimising and reducing the effects of flood risk and protecting and enhancing the district's cultural and architectural heritage.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.48.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I2. No changes have been made to this policy as a result of sustainability appraisal although the first two paragraphs in the draft version of the Part 1 Local Plan have been removed and inserted into a new strategic policy (Policy S6 Sustainable Access).

Risks and Uncertainties

- 7.48.7 Some elements of this policy will be augmented through the production of a proposed Supplementary Planning Document, for example the inclusion of parking standards in a design SPD. Ahead of the production of SPD the Authority will seek to inform the design and layout of developments having regard to national guidance and the advice of relevant organisations such as the Highways Authority.

Short, Medium and Long Term effects

- 7.48.8 In the short term this policy could contribute towards improving transport choice immediately around development sites as when schemes come forward. Improvements could be permanent where developments support the delivery of new walking or cycling provision or support the economic case for new public transport infrastructure.

Cumulative and Synergistic Impacts

- 7.48.9 Developments sites could help deliver individual elements of a broader sustainable transport scheme or greenways route. For example new developments around William Nadin Way and Church Gresley allocated in the Plan would significantly improve a national cycle network route connecting Swadlincote with Burton on Trent and the National Forest. Similarly large scale growth on the edge of Derby City or within or around Swadlincote could support the delivery of enhanced public transport provision.
- 7.48.10 This policy is likely to act in combination with policies BNE3 (Biodiversity), INF2 (Sustainable Transport), INF4 (Transport Infrastructure Improvement Schemes), INF6 (Community Facilities); INF7 (Green Infrastructure); INF8 (The National Forest); and INF 9 (Open Space, Sport and Recreation). This policy will also work in combination with policies included in the Derby City Local Plan in respect of urban extensions on the edge of the city. In particular policy INF1 is likely to act in combination with Derby City Council Local Plan Policy MH1 (Delivering Infrastructure).

7.49: INF3 STRATEGIC RAIL FREIGHT INTERCHANGE

- A Any proposal for the development of a Strategic Rail Freight Interchange shall meet all the following criteria:
- i) an operational connection, to Network Rail track and signalling standards, to main trunk rail routes with sufficient available capacity and gauge capability of at least W8;
 - ii) railway wagon reception and inter-modal handling and container storage facilities capable of accommodating 775 metre freight trains carrying modern wagons.
- B The elements of the development identified above shall be completed before any business units on the site are occupied.
- i) An acceptable means of access to the trunk road network and parking for all goods vehicles shall be provided and operational arrangements shall minimise the use of local highways by heavy goods vehicles; and
 - ii) there shall be no undue amenity or safety impacts including noise, vibration, odours, light pollution and traffic generation; and
 - iii) the proposal shall be well designed and shall not cause undue harm to the character of the local landscape; and
 - iv) the proposal shall preserve the character or setting of any listed buildings, conservation areas or other heritage assets; and

- v) the proposal shall not cause undue harm to features of ecological or environmental value and, where possible, shall result in biodiversity gain and enhanced environmental value; and
- vi) the proposal shall not increase the surface water run-off rate from the site and shall not increase flood risk elsewhere; and
- vii) an appraisal shall be made of the potential for the utilisation of waste heat from power stations for heating and cooling on the development site; and
- viii) appropriate provision shall be made for convenient access to the site on foot, by cycle and by public transport.

Policy INF3	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Strategic Rail Freight Interchange	✓	--	--	?	?	✓	✓	✓✓	✓✓	✓✓	?	?	--	✓✓	✓✓	XX	✓✓	✓✓	✓	?	X

Commentary

7.49.1 This is a criteria based thematic policy which will seek to influence the design and location of any strategic rail freight interchanges that come forward in the period to 2028. Such developments will fall outside of the control of South Derbyshire District Council as such proposals constitute nationally significant infrastructure projects and as such will be determined directly by the Secretary of State. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.49.2 Having reviewed the policy against the Sustainability Appraisal Framework this policy is identified as likely to have major beneficial effects in respect of objectives to improve local accessibility to make best use of existing infrastructure (by requiring that local railway capacity and gauge capability exists and that sites are well related to existing trunk roads), achieving stable and sustainable economic growth and diversification of

the local economy is supported (by the inclusion of a policy in the plan to support development which respects the area); to promote sustainable use of natural resources (by ensuring that any site has the potential to operate a strategic rail freight interchange and therefore make a significant contribution towards removing road freight from the regions trunk roads); reduce and manage flood risk (the policy requires that the development will not increase surface water runoff or increase flood risk elsewhere and could offer opportunities to improve diffuse urban pollution which is a known issue in a number of local watercourses). The inclusion of a policy to allow modal shift from road to rail was also considered likely to have major beneficial effects in respect of reducing the emission of climate change gases.

- 7.49.3 Other beneficial effects have also been identified in respect of objectives to avoid damage to biodiversity sites and species and enhance biodiversity (the wording of the policy has been amended compared to a previous iteration to require biodiversity gain in line with the NPPF), promote social inclusion (as a policy to enable a SFRI which meets the identified criteria would create a significant number of new jobs locally) which could help improve opportunities for employment for the local community. The policy also includes a requirement to preserve the character or setting of any listed buildings or conservation areas. Beneficial effects are also likely in respect of objectives to reduce pollution (this policy explicitly requires proposals cause no unacceptable amenity or safety impacts including in respect of noise, vibration, odours, light pollution and traffic generation).
- 7.49.4 This policy is identified as having no discernible effects in respect of sustainability objectives to provide decent and affordable homes, improve the health and wellbeing of local residents; minimising waste and increasing recycling and reuse of waste materials.
- 7.49.5 Uncertain effects have been identified in respect of objectives to improve community safety (this could depend on the nature and extent of impacts on the local road network and the mitigation proposed) and to improve the skills of the local population (this proposal could support on the job training for those working at the site). Uncertain effects are also identified in respect of objectives to enhance the vitality and viability of nearby town and village centres and improve the quality of new development.
- 7.49.6 Negative effects have been identified in respect of objectives to reduce greenfield land losses and conserve and enhance local landscape and townscape character. However landscape effects are likely to be mitigated through the requirement in the policy to minimise the effects of any proposal on the landscape and mitigate as far as possible any residual effects.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.49.7 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I3. Changes made to the policy as a result of the SA process (and to reflect consultation comments made during the Draft Local Plan Consultation) include:
- Require that new development is well designed, possibly by cross referencing Policy BNE1 (Design Excellence).
 - Specify the need for the developer to investigate the feasibility of utilising waste heat from locally proposed Power Stations

- The developer makes appropriate provision for convenient access to the site on foot, by cycle and by public transport

Risks and Uncertainties

- 7.49.8 This policy is to guide the delivery of a specific type of development, for which there is known developer interest in the District. In particular, there is known developer interest at a site close to Etwall. However, as yet there is no formal application for a Strategic Rail Freight Interchange, and moreover should any application be submitted it would be determined by the Secretary of State given its strategic nature and size.

Short, Medium and Long Term effects

- 7.49.9 There is no certainty that this policy will be used to inform a strategic rail freight interchange and as such it may not have any effects over any time scale. However, where development comes forward construction would take place over the short to long term (give the scale of any proposal). It would also have a number of permanent effects for example in respect of economic and potentially social objectives.

Cumulative and Synergistic Impacts

- 7.49.10 This policy could work in combination with other policies in the local plan including S1 (A Strategy for Sustainable Growth and Regeneration), S2 (Presumption in Favour of Sustainable Development, SD (Amenity and Environmental Quality), SD2 (Flood Risk), SD3 (Sustainable Water Supply, Drainage and Sewerage); BNE2 (Heritage Assets); BNE3 (Biodiversity); BNE4 (Landscape Character and Local Distinctiveness); Policy INF1 (Infrastructure and Developer Contributions); Policy INF2 (Sustainable Transport) and Policy INF7 (Green Infrastructure).

7.50 INF 4: TRANSPORT INFRASTRUCTURE IMPROVEMENT SCHEMES

A. The Council will work with partners to deliver the following transport schemes:

- (i) Woodville - Swadlincote Regeneration Route
- (ii) South Derby Integrated Transport Link phases 1 and 2
- (iii) A50 junction with the A38 improvement scheme
- (iv) A50 junction with the A514 improvement scheme
- (v) Swarkestone Causeway Bypass

- B. Where required to mitigate the transport impacts of development, the Council will seek to negotiate financial contributions toward these schemes from developers. Proposals that would prejudice their implementation will not be permitted.
- C. In determining the detailed alignments and designs of these schemes regard shall be had to the following:
- i) Minimising the impact on the environment, heritage assets and natural features
 - ii) Taking full account of recreational routes along, or affected by, the schemes
 - iii) Providing for the needs of pedestrians, cyclists and people with impaired mobility.
 - iv) Mitigating any potential flood risk impact

Policy INF4	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Transport Infrastructure Improvement Schemes	?	✓✓	✓	✓	--	✓	✓✓	✓✓	✓	✓	✓	✓	--	--	?	✓	?	?	?	?	?

Commentary

7.50.1 This is a thematic policy which sets out the location of new road infrastructure needed to support identified allocations in the local plan. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.

7.50.2 Assessment against the SA Framework indicates that this policy is likely to perform strongly against objectives to provide decent and affordable homes, by providing the infrastructure necessary to support and deliver new housing. It will improve local accessibility and will make best use of local infrastructure by delivering the capacity improvements necessary to allow existing road infrastructure to cope with new homes and businesses.

- 7.50.3 This policy will also have beneficial effects in respect of sustainability objectives to improve the health and wellbeing of the population, by contributing towards improvements to non-car transport links (links will need to provide integrated transport links and improve off road walking and cycling provision which, in turn could help improve access to local business for those without access to a car). Links will help ensure growth does not lead to the deterioration of the existing road network and could provide significant improvements to road safety by providing or improving walking and cycling provision. In addition, the provision of new transport links could help reduce congestion on existing routes resulting from growth and in turn could make a minor contribution to economic based objectives to achieve stable and sustainable economic growth; diversify local urban and rural economies and potentially enhance the vitality and viability of local centres by reducing congestion locally. Proposals to increase the capacity of local road networks could also have a minor positive effect on the quality of the local built environment by reducing congestion and facilitating the wider delivery of walking and cycling provision.
- 7.50.4 The Southern Derby Link Road and works to identified A50 junctions and Swarkestone Bypass are unlikely to facilitate the reuse of brownfield land within or around the Southern edge of the City, although the delivery of the Woodville Regeneration Route will allow the reuse of a poorly restored historic minerals site, which is partially brownfield and could have a major beneficial effect. On aggregate however, effects are likely to be of minor or moderate significance.
- 7.50.5 Uncertain effects have been identified in respect of objectives to conserve and enhance biodiversity (alignments could lead to some short term negative effects but offer opportunity to deliver biodiversity gain in the longer term); reduce water, light and air pollution (the delivery of new roads could help ease congestion locally and help improve air quality around the Clock Island and Ring Road in Derby City but may also increase general traffic levels and employment could lead to a deterioration in air quality elsewhere). The provision of new roads is unlikely to affect flood risk, although the opening up of the regeneration route may provide opportunity to address known surface water flooding issues on the Woodville Regeneration site, although contamination could affect the approach to mitigation. The provision of new transport routes would increase transport capacity which would inevitably facilitate increased road use, although it may reduce congestion and contribute towards modal shift through the delivery of integrated transport solutions. An uncertain effect is also recorded against the objective to conserve and enhance the districts landscape and townscape character. This is because whilst the delivery of new transport links via this policy may help facilitate townscape improvements (especially in respect of the Woodville site) new routes could also have a detrimental impact on local landscape and townscape character, especially where routes lead to visual effects associated with lighting and road construction and operation, or effect the setting of Swarkestone Bridge and Causeway. The delivery of the Woodville Regeneration Route could deliver opportunities to secure the long term future (and potentially access to) listed bottle kilns within the Woodville site and could therefore have a major beneficial effect in respect cultural heritage objectives. However no heritage benefits are identified in respect of the southern Derbyshire Link Road or A50 junctions, whilst negative effects could occur on the Swarkestone Causeway (a scheduled ancient monument) depending on the delivery of, or location of a new bypass).
- 7.50.6 No discernible effects are identified in respect of objectives to improve educational achievement to minimise waste and promote sustainable forms of construction.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.50.7 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I4. General Changes made to this policy include the addition of a number of additional highways improvements including proposals to deliver

Swarkestone Causeway Bypass and capacity improvements to the A50 junctions with the A38 and A514. Changes made as a result of the appraisal of the draft policy include:

- Requiring that schemes minimise their impact on the environment, heritage assets and natural features
- Require that scheme take full account of recreational routes affected by new transport infrastructure and provide for the needs of pedestrians, cyclists and people with impaired mobility.
- Mitigate any potential flood risk impacts associated with new routes especially in respect of Swarkestone Causeway and the Woodville Regeneration Route

Risks and Uncertainties

- 7.50.8 This is no specific information concerning the exact alignment of proposed routes. However in order to provide certainty that the scale of proposed growth can be accommodated by the existing road network (subject to the development of identified capacity enhancements set out in the policy) the Council has undertaken strategic transport modelling across the Derby Housing Market Area and within the Derby Urban Area. As such whilst the detailed design and timing of delivery is still unknown (and will be influenced by the detailed layout and timing of housing and employment land delivery) the Council is satisfied that the scale of growth proposed within the plan to 2028 can be adequately accommodated.

Short, Medium and Long Term effects

- 7.50.9 Effects would occur over the whole of the plan period, but are likely to increase overtime as new development increases traffic flows on the existing highways network. It is likely that transport routes needed to support site delivery will be required during the early phases of development and as such could occur during the early to middle part of the plan period but would ultimately depend on when housing sites come forward. Strategic works to the A38 (not part of the plan) are programmed for completion in 2021 and could significantly increase highways capacity in the medium to long term.

Cumulative and Synergistic Impacts

- 7.50.10 The provision of further road transport infrastructure in combination with housing and employment growth proposed (see policies listed below) could give rise to impacts on the local road network, and the natural environment in respect of noise, water, air quality, light pollution and landscape and drainage.
- 7.50.11 This policy will work in combination with polies set out elsewhere in the Local Plan including Policy H15 (Wragley Way); E5 (Strategic Location for Global Technology Cluster Extension), E6 (Woodville Regeneration Area); INF1 (Infrastructure and Developer Contributions); INF2 (Sustainable Transport). This policy would also work in combination with the Derby City Local Plan, in particular policies CP1 (a) (Presumption in Favour of Sustainable Development); CP1 (b) (Place making Principles for Cross Boundary Growth); CP23 (Delivering a Sustainable Transport Network); CP24 (Strategic Implementation); AC15 (Land South of Wilmore Road, Sinfin (Infinity Park Derby); AC18 (Wragley Way) and MH1 (Delivering Infrastructure).

7.50.12 In addition to growth proposed through the plan, other road infrastructure projects proposed within the plan period, delivered by other agencies could have a significant effect on the local and strategic network. Other programmed projects include works to grade separate a number of junction on the A38 (within Derby City) programmed for completion in 2021 pinch point improvements and capacity improvements to a number of transport corridors in the city.

7.51: INF5 EAST MIDLANDS AIRPORT

- A. Within the Public Safety Zone of East Midlands Airport, there is a general presumption against most types of new or replacement development and certain changes of use to existing property, as described in Department for Transport Circular 1/2010.
- B. Within officially safeguarded areas established for East Midlands Airport, certain planning applications will be the subject of consultation with the operator of East Midlands Airport and there may be restrictions on the height or detailed design of buildings or on development which might create a bird hazard, as described in Department for Transport Circular 11/2003.

Policy INF5	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
East Midlands Airport	--	--	--	✓✓	--	--	--	✓	✓	--	--	--	--	--	--	--	--	--	--	--	--

Commentary

7.51.1 This is a thematic policy concerned with safety of land and buildings close to civil airports. Circular 1/2010 states *“that there should be no increase in the number of people living, working or congregating in Public Safety Zones and that, over time, the number should be reduced as*

circumstances allow". In undertaking the appraisal regard has been had to the fact that the public safety zone affects a very small area of the district and the area in question comprises of agricultural land rather than built development. As such this element of the policy will have very limited material effects. In respect of the second part of the policy, this commits the Authority to consult with the Airport which may in turn lead to small scale design changes in development in limited circumstances, although these are not considered likely to be significant. As such virtually no effects against identified sustainability objectives are likely as a result of this policy. There will, however, be notable beneficial effects in respect of public safety with further positive effects in respect of objectives to make best use of existing infrastructure and support the continued economic development of the airport.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.51.2 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I5. No changes have been made to this policy as a result of the SA process.

Risks and Uncertainties

- 7.51.3 None Identified

Short, Medium and Long Term effects

- 7.51.4 This policy will help protect the communities around the airport for the life of the plan and beyond and will continue to support the continued use of the airport as a major freight terminal and regional passenger airport.

Cumulative and Synergistic Impacts

- 7.51.5 None Identified

7.52 INF6 COMMUNITY FACILITIES

A. South Derbyshire District Council will:

- i) Require that development that increases the demand for community facilities* and services either:
 - a. provides the required community facilities as part of the development, or;
 - b. makes appropriate contributions towards providing new facilities or improving existing facilities
- ii) Facilitate the efficient use of community facilities and the provision and upkeep of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.

B. Existing community facilities will be protected, unless it is clear that there is no longer a need to retain the use or where a suitable alternative is made.

C. Community facilities should be accessible to all members of the community and be located where there is a choice of travel options.

***see glossary for definition of community facilities.**

Policy INF6	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Community Facilities	--	?	✓✓	✓✓	✓✓	✓	✓✓	✓✓	?	?	✓✓	✓	✓✓	✓	--	--	--	--	?	?	--

Commentary

- 7.52.1 This is a thematic policy which seeks to deliver new community facilities necessary to support proposed growth or protect existing facilities and services, unless it can be demonstrated that these are no longer required. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.52.2 Having assessed this policy against the Sustainability Appraisal Framework, it is considered that the policy would have major beneficial effects against objectives to improve health and wellbeing, (by requiring the provision of new, or protection of existing, open space and leisure provision and the delivery of new health facilities to support growth); improve the safety and wellbeing of local residents (through the provision of new walking and cycling provision and new community centres for new and existing residents); improve education provision (through the provision of funds for new primary, secondary and higher education facilities will support education provision, which in turn should help deliver improvements to educational achievement); improve accessibility to local services (by delivering new facilities close to new and existing residents); make the best use of infrastructure (by ensuring that existing facilities are not overwhelmed by growth); enhancing the vitality and viability of town and village centres, (by strengthening the provision of community facilities in towns and villages) and minimising waste (by ensuring that residents do not have to travel long distances to facilities only accessible by car).
- 7.52.3 Less significant beneficial effects have also been identified in respect of objectives to promote social inclusion and reduce inequalities, (by delivering new or improved community services close to existing communities and hence ensuring that facilities are accessible to all by a means of transport mode), improve the quality of new development; (by ensuring that new development provides a mix of facilities and land uses and contributes to the delivery of sustainable developments), and to promote sustainable forms of development; (by ensuring new development is supported by a range of local community facilities close to residents and reducing the need to travel).

- 7.52.4 Uncertain effects have been identified in respect of objectives to provide decent and affordable housing that meets local needs; to achieve stable and sustainable levels of economic growth and to diversify local urban and rural economies. The delivery of community services to support growth is in some instances very costly (for example where new schools or health centres are required). As such, requirements to ensure the delivery of these facilities could in some instances render development proposals unviable, especially where other costs on site are likely (for example to deliver site remediation or new road provision). An uncertain effect has therefore been identified against these objectives. The Council is currently undertaking viability work and this will be used to update the SA in due course.
- 7.52.5 No effects are identified in respect of objectives to avoid damage to designated species and deliver biodiversity gain; reduce water, light, noise and air pollution; minimise the irreversible loss of greenfield land, reduce and manage flood risk and climate change and conserve and enhance local landscape character.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.52.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I6. No changes have been made to this policy as a result of the SA process.

Risks and Uncertainties

- 7.52.7 As stated previously it is unclear whether requirements to ensure the provision of community facilities could undermine the delivery of new development which is of marginal viability (for example because it is subject to site specific requirements such as the delivery of new road infrastructure or site remediation). The Council is undertaking viability work to ensure that developments proposed within the plan are viable given the requirements likely to be placed on them, either through specific policies in this plan or through requirements included in the Infrastructure Delivery Plan and associated charging schedule. The SA will be up dated to reflect this information.

Short, Medium and Long Term effects

- 7.52.8 This policy will help deliver new community infrastructure throughout the whole of the plan period in tandem with new strategic development.

Cumulative and Synergistic Impacts

- 7.52.9 This policy will work in combination with housing, employment and infrastructure policies set out in the South Derbyshire Part 1 Local Plan as follows; Policy S1 (Strategy for Sustainable Growth); Housing Policies, INF1 (Infrastructure and Developer Contributions), INF2; (Sustainable Transport); INF4 (Transport Infrastructure Improvement Schemes); INF7 (Green Infrastructure); INF8 (the National Forest) and INF9 (Open Space, Sport and Recreation). This policy is also likely to act in combination with policies in the Derby City Local Plan, in respect of cross boundary or near boundary development sites on the edge of Derby City, for example policies CP1 (a) (Presumption in Favour of Sustainable Development); CP1 (b) (Place making Principles for Cross Boundary Growth); CP16 (Green Infrastructure); CP17 (Public Green Space); CP21 (Community Facilities); CP23 (Delivering a Sustainable Transport Network); CP24 Strategic Implementation; AC12 (Derby Commercial Park); AC15 Land South of Wilmore Road (Infinity Park); AC18 (Wragley Way); AC21 (Hackwood Farm); AC23 (Boulton Moor), AC24 (South of Chellaston) and MH1 (Delivering Infrastructure).

7.53: INF7 GREEN INFRASTRUCTURE

- A. The District Council will seek to conserve, enhance and wherever possible, extend green infrastructure by working with developers and other parties to preserve, improve and create new multifunctional green spaces within development sites and, where appropriate, through financial contributions to fund offsite works. In particular the Council will work with partners to:
- i) Ensure the continued protection of the District's ecological, biological and geological assets, with particular regard to sites and species of international, national and local significance.
 - ii) Secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure.
 - iii) Promote the appropriate management of features of major importance for wild flora and fauna.
 - iv) Support the development of the Green Infrastructure Network as proposed by the 6Cs Green Infrastructure Strategy, linking together Key Strategic Routes of regional and sub-regional importance and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure provision in the following opportunity areas:
 - a. Trent Strategic River / Trent & Mersey Canal Corridor;
 - b. Derwent Strategic River Corridor;
 - c. Dove Strategic River Corridor;
 - d. Within the National Forest Area; and;
 - e. Around the edges of Derby City and Swadlincote;
 - f. Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism and leisure related development.
- B Within the Trent Valley or other locally determined Nature Improvement Area the District Council will support and deliver the landscape scale change as promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership. Any development within the area defined by the Trent Valley Vision will be expected to contribute towards and assist in delivering the vision in accordance with the strategy. Such contributions may be in the form of appropriate design, suitable form and function, the delivery of Green Infrastructure, landscape and habitat enhancement, financial contributions or other mechanisms as appropriate, to deliver an overall benefit within the Trent Valley Vision area.
- C All proposals for development within the catchment for the River Mease will need to demonstrate that they will have no adverse effects on the integrity of the Special Area of Conservation (SAC) either alone or in combination with other proposals and will contribute to long-term objectives to improve the condition of the site.

Policy INF7	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Green Infrastructure	✓✓	--	✓✓	✓	--	✓	✓	✓✓	✓	✓	✓	✓✓	--	✓	✓✓	✓	✓✓	✓✓	✓	✓	✓✓

Commentary

- 7.53.1 This is a thematic policy which seeks to protect the district's existing green infrastructure assets and deliver improved and enhanced green spaces for the benefit of local communities and the natural environment. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.53.2 Having assessed this policy against the Sustainability Appraisal framework, it is considered that the policy would have major beneficial effects against objectives to avoid damage to designated sites and species and enhance biodiversity; improve the health and well-being of local residents, (by providing for open space, leisure and tourism developments that improve access to environmental assets); make best use of existing infrastructure, (by supporting the delivery of new GI; which can deliver ecosystem services such as flood risk management, or help improve opportunities for non-car access). This policy would also have major beneficial impacts in respect of delivering high quality development; by ensuring that new homes and businesses contribute to, rather than erode the natural environment and in doing so provide better access to, and protection of biodiversity and green spaces. This policy would also support the delivery of wider policies such as those requiring the delivery of sustainable drainage systems; strategic landscaping and the provision of new open space. Such provision at the strategic level would have major beneficial effects in respect of reducing and controlling water, light and noise pollution. In particular, the policy seeks to protect the River Mease from pollution associated with development. This policy would also have major beneficial effects in respect of reducing flood risk and managing climate change, especially along the major river corridors, but also within new developments generally by promoting the delivery of space to provide ecosystem services such as urban cooling or sustainable drainage. This policy is considered likely to perform strongly in respect of the SA objective to conserve and enhance local landscape and townscape character by providing that new developments contribute towards enhancing the character of the local area, for example delivering forest planting within the National Forest or helping to restore landscape quality in the Trent Valley.

7.53.3 Other positive impacts have been identified in respect of objectives to improve community safety and improve access to community facilities, including open space, (by providing managed access to environmental resources and walking and cycling provision); promoting social inclusion,(by seeking to provide new GI which is well related to key towns and villages and accessible to those communities (the National Forest for Swadlincote and, along the Trent, and Dove Valley's to the Derby Urban Extensions and strategic sites in key service villages). The policy was also identified as likely to have minor beneficial effects in respect of the economic objectives to deliver stable and sustainable economic growth, diversify urban and rural economies and supporting the vitality and viability of growth as the policy seeks to explicitly support the continued delivery of GI in the National Forest and Trent Valley/Trent Mersey Canal Corridor and enhance the districts GI resource in support of tourism and leisure related development. Benefits have also been recorded in respect of objectives to protect and enhance the heritage of the district and improve access to heritage resources and facilitate the delivery of multifunctional space in new developments such as sustainable drainage systems, tree planting or other habitat provision to provide shading or urban cooling.

7.53.4 No effects have been identified in respect of objectives to provide decent and affordable homes; improve educational attainment and minimise waste;

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.53.5 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I7. No changes have been made to this policy as a result of appraisal against the SA framework although a number of minor amendments have been made in respect expressing the delivery mechanisms via which green infrastructure will be delivered (for example through developer contributions, site design, habitat enhancement etc.) A further minor modification has been made to this policy in respect of comments received from the Local Nature Partnership received in respect of the pre-submission version of the policy.

Risks and Uncertainties

7.53.6 None identified

Short, Medium and Long Term effects

7.53.7 This policy will help deliver new green infrastructure throughout the whole of the plan period in tandem with new strategic development.

Cumulative and Synergistic Impacts

7.53.8 This policy will work in combination with housing, employment and infrastructure policies set out in the South Derbyshire Part 1 Local Plans as follows; Policy S1 (Strategy for Sustainable Growth), housing policies H2-H19 and HXX, BNE1 (Design Excellence); BNE2 (Heritage Assets), BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness); INF1 (Infrastructure and Developer Contributions); INF8 (the National Forest) and INF9 (Open space, Sport and Recreation). This policy is also likely to act in combination with policies in the Derby City Local Plan in respect of cross boundary or near boundary development sites on the edge of Derby City, for example policies CP1 (a) (Presumption in Favour of Sustainable Development); CP1 (b) (Place making Principles for Cross Boundary Growth); CP16 (Green Infrastructure); CP17 (Public Greenspace); CP21 (Community Facilities); CP23 (Delivering a Sustainable Transport Network); CP24 (Strategic

Implementation) and MH1 (Delivering Infrastructure). In addition this policy could also act in combination with Green Infrastructure policies included in the emerging North West Leicestershire Local Plan and the East Staffordshire Local Plan policies SP23 (Green Infrastructure), SP26 (National Forest), SP27 (Climate Change, Water Body Management and Flooding), SP29 (Biodiversity and Geodiversity) and SP32 (Outdoor Sports and Open Space). This is because these authorities are also contributing towards the delivery of the National Forest, and share many of the strategic river corridors which are identified as significant GI opportunities in this policy. It is likely that this policy will also work in combination with policies in the emerging minerals local plan for Derbyshire in respect of minerals restoration issues in the Trent Valley.

7.54 POLICY INF8: THE NATIONAL FOREST

- A Within the National Forest, as defined on the Proposals Maps, South Derbyshire District Council will work with The National Forest Company and other local authorities and partners to:
- i) Help deliver the National Forest Strategy 2014-24 and any subsequent strategy
 - ii) Provide opportunities for diversification of the economy, especially in relation to the woodland economy and tourism, including overnight accommodation;
 - iii) Create an attractive, sustainable environment;
 - iv) Provide a range of leisure opportunities for local communities and visitors: and
 - v) Achieve 33% woodland cover in the National Forest.
- B Within the National Forest all residential schemes over 0.5ha and industrial commercial and leisure developments over 1ha will be expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines (as set out in Table 6). Landscaping will generally involve woodland planting, but can also include the creation and management of other appropriate habitats, open space provision associated with woodland and the provision of new recreational facilities with a woodland character. The appropriate mix of landscaping features will depend upon the setting characteristics, opportunities and constraints that individual sites present. The District Council recommend that early discussions are held with the National Forest Company. Further information is available from the National Forest Company's Guide for Developers and Planners.
- C In exceptional circumstances, a commuted sum may be agreed where planting and landscaping cannot be accommodated within or close to the development site. This will be used for tree planting (including urban tree planting); purchasing land for tree planting; creating new woodlands and maintaining those works or other agreed projects for a minimum of five years
- D Within the National Forest new development should ensure that:
- i) the siting and scale of the proposed development is appropriately related to its setting within the Forest,
 - ii) the proposed development respects and does not adversely affect the character and appearance of the wider countryside.
- E The Council will work with developers, the National Forest Company and other stakeholders to improve access to the forest from new development sites and existing built up areas and deliver a step change in the quality of new development and the existing urban area with an emphasis upon the use of Forest related construction materials where appropriate.

F The area between Swadlincote, Ashby de la Zouch and Measham is recognised as ‘The Heart of the National Forest’. The District Council will seek to support efforts to concentrate tourism and leisure activities and economic opportunities based on the woodland and environmental economy in this area. However Forest related development will be supported elsewhere within the Forest where it can be demonstrated that it will support the continued improvement of the National Forest as a tourism and leisure destination.

Policy INF8	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
The National Forest	✓✓	✓	✓✓	✓	--	✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓	?	✓	✓✓	✓✓	✓✓	✓✓

Commentary

7.54.1 This is a thematic policy which seeks to reinforce the woodland character of the southern part of South Derbyshire, which is located within the National Forest and deliver improved and enhanced green spaces and tree planting within development sites. This policy also seeks to strengthen the economy of the Forest area, especially in relation to the woodland economy and tourism and leisure. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultation and the newly released 2014 National Forest Strategy.

7.54.2 Having assessed this policy against the Sustainability Appraisal Framework, it is considered that the policy would have major beneficial effects against objectives to avoid damage to designated sites and species and enhance biodiversity, through requirements in the policy to help deliver 33% woodland cover and other managed habitat in the Forest area. It will deliver significant improvements to the health and wellbeing of local residents by creating a strategic and accessible leisure resource, providing formal and informal sport and leisure opportunities. It will also support the continued delivery of accessible open spaces and new employment opportunities. In addition, the Forest will continue to support the diversification of local urban and rural economies, the vitality and viability of local town and village centres and the delivery of sustainable economic growth by continuing to strengthen the local tourism and leisure industry and provide economic and employment opportunities for

local communities within the Forest area. In respect of other environmental objectives, this policy is expected to have major beneficial effects in respect of objectives to improve the quality of new development and promote sustainable forms of construction (by requiring that new development reflects the woodland character and emphasises the use of forest related construction materials). This policy will also contribute towards managing the effects and causes of climate change (by allowing for carbon sequestration from new planting and by contributing to shading and urban cooling in local towns and villages). Forest planting and habitat protection and management secured as a result of this policy will also make a significant beneficial contribution towards protecting and enhancing local landscape and townscape character in a location historically impacted by minerals extraction and industrial development and by contributing to the delivery of a major cultural resource accessible to local residents and visitors alike

- 7.54.3 Other beneficial effects have been identified in respect of objectives to provide decent and affordable homes (this policy seeks to deliver a step change in the quality of new development sites and existing built up areas); improve community safety by providing managed spaces for leisure use and by supporting the continued provision of off road walking and cycling routes within the forest area, which in turn would reduce the need to travel by car), by promoting access to open spaces and leisure opportunities close to communities with high levels of deprivation (for example around Swadlincote). This policy could also contribute towards the delivery of objectives to minimise waste and encourage the reuse of waste materials (for example, the policy supports woodland businesses including the use of forest residues which can be used for fuel for heating or electricity generation). Tree planting and habitat creation could also reduce flood risk and provide opportunities for surface water management, (by preserving or delivering new woodland and habitat provision, which can help to hold up rainwater high in drainage catchments and reduce the speed at which rainwater runs off into watercourses).
- 7.54.4 An uncertain effect has been identified in respect of impacts against the objective to reduce greenfield land losses (as the policy makes provision for new employment and tourism related development which could lead to the permanent loss of green field land).
- 7.54.5 No effects have been identified in respect of objectives to improve educational achievement although the inclusion of requirements for interpretation and policies to strengthen the use of the forest for educational uses could help improve the performance of this policy.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.54.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I8. No changes have been made to this policy as a result of appraisal against the SA framework although a number of amendments have been made to reflect comments from the National Forest following the release of their updated Strategy to cover the period 2014-24. Changes mainly involve signposting the location of national forest guidance through the inclusion of hyperlinks in the policy and references to the updated strategy. These changes were main modifications made through the Local Plan Examination.

Risks and Uncertainties

- 7.54.7 None identified

Short, Medium and Long Term effects

- 7.54.8 This policy will deliver short term gains in respect of new tree planting and accessibility as sites come forward for development. These areas will generally mature over the longer term and will in combination with existing planting and historic area of woodland help contribute towards the delivery of 33% woodland cover within the Forest area (the long term target for planting).

Cumulative and Synergistic Impacts

- 7.54.9 This policy will work in combination with other policies in the Plan including, policy S1 (A Strategy for Sustainable Growth), policy H2 (Land North of William Nadin Way); H3 (Land at Church Street; H4 (Broomy Farm); H5 (Council Depot); E6 (Woodville Regeneration Area) SD4 (Contaminated Land, Instability and Mining Legacy Issues); SD9 (Woodville Regeneration Area); BNE1 (Design Excellence); BNE2 (Cultural Heritage); BNE3 (Biodiversity); BNE4 (Landscape Character and Local Distinctiveness); INF1 (infrastructure and Developer Contributions); INF6 (Community Facilities); INF7 (green Infrastructure); INF9 (Open space Sport and Recreation); INF10 (Self Catering Tourist Accommodation). This policy would also act in combination with National Forest policies to be included in the North West Leicestershire District Council emerging Local Plan and East Staffordshire Borough Council's Plan (SP26 The National Forest). Together these plans will help deliver land use related objectives expressed in the National Forest Strategy to 2024 and in any successor plans.

7.55: POLICY INF9 OPEN SPACE SPORT AND RECREATION

- A Current provision of open space and sports and recreation facilities in South Derbyshire is not sufficient to meet local need.
- B To address this, the Council will work with partners to provide sufficient high quality green space and recreation facilities including sports pitches and built facilities, allotments, woodland creation, cemeteries and publicly accessible natural green space to meet the needs of new residential development and, where possible, to meet the needs of the existing population.
- C Opportunities for creating new or enhanced facilities will be sought particularly where there are quantitative or qualitative deficiencies identified in the Council's most up to date Open Space, Sport and Recreation Assessment.
- D 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.
- E Wherever possible the Council will expect new open spaces to connect to existing Green Infrastructure in order to improve accessibility across and between sites and enhance the biodiversity.

Policy INF9	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Open Space Sport and Recreation	✓✓	--	✓✓	--	--	✓	✓✓	✓	✓	✓	✓	✓✓	--	--	?	--	✓	✓	--	✓	✓

Commentary

- 7.55.1 This is a thematic policy which seeks to ensure the delivery of open space, sport and recreation provision to meet the needs of new and existing communities. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Local Plan consultations.
- 7.55.2 Having assessed this policy against the Sustainability Appraisal Framework, it is considered that the policy would have major beneficial effects against objectives to avoid damage to designated sites and species and enhance biodiversity (indeed the policy explicitly requires that provision connects to existing green infrastructure and enhances biodiversity); improve the health and wellbeing of the districts residents (by providing new areas for sports and informal leisure provision to meet identified shortfalls); improve access to open space (both by the provision or improvement of existing facilities or through better connectivity of sites) and improve the quality of new development by ensuring that development contributes to new or improved open space provision locally including facilities such as sports pitches, built facilities, allotments, woodland creation, cemeteries and publicly accessible natural green space.
- 7.55.3 Other positive effects have been identified in respect of objectives to reduce inequality (by ensuring that shortfalls in open space and sports provision are plugged), making the best use of existing infrastructure (by ensuring that new sport and leisure facilities are bought forward to support growth and reduce the pressure on existing facilities), to achieve stable and sustainable growth, deliver urban and rural diversification and enhance the vitality and viability of town and village centres, by delivering improvements to the districts leisure offer (through the provision of new built facilities in the districts towns and villages) and reduce and manage the impacts of climate change and reduce flood risk (through supporting the provision of green spaces in developments that can help manage surface water run-off and localised warming associated with urban development). This policy is also likely to contribute towards conserving landscape and townscape character by allowing and promoting

appropriate green spaces such as strategic planting or habitat retention in combination with policy BNE4 (Landscape Character and Local Distinctiveness) within new development.

- 7.55.4 An uncertain effect is identified in respect of objectives to reduce pollution, chiefly due to potential negative effects which could be associated with sports provision (for example increased noise and light pollution). However, Policy SD1 (Amenity and Environmental Quality) seeks to control and limit effects to those appropriate to the general area. Nonetheless, the potential for notable effects could occur although these would be based on the nature, scale and location of sport or other leisure facilities.
- 7.55.5 No discernible effects have been identified in respect of objectives to provide decent and affordable homes; improve community safety and reduce fear of crime, to improve educational achievement; to minimise waste and increase the reuse of waste materials, promote sustainable forms of construction and sustainable use of natural resources; minimise the irreversible loss of greenfield land and protect and enhance the cultural heritage of the district.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.55.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I9. This policy has been amended to reflect the insufficient supply of open space, sport and recreation provision and sets out the need to address deficits where possible.

Risks and Uncertainties

- 7.55.7 The Council has very good evidence in respect of built sports provision and playing pitch needs for the District. However figures indicate that much of the districts sports provision is exported outside of the district to Derby City, Burton on Trent, Ashby de la Zouch or Long Eaton. As such the Council relies heavily on other local authorities to meet local built sports and pitch provision. In the longer term it may be desirable to improve sports provision (playing pitch and built facilities) in the District in order that the Council can better deliver strategic and coordinated sports provision.

Short, Medium and Long Term effects

- 7.55.8 This policy will seek to support and deliver the provision of new or enhanced local space over the duration of the Plan period to address existing and new open space and leisure needs

Cumulative and Synergistic Impacts

- 7.55.9 This policy will work in combination with other policies in the Plan including policy S1 (A Strategy for Sustainable Growth); Housing Policies 2-19 and HXX, SD1 (Amenity and Environmental Quality), SD2 (Flood Risk); SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure); BNE1 (Design Excellence); BNE3 (Biodiversity); BNE4 (Landscape Character and Local Distinctiveness), INF1 (Infrastructure and Developer Contributions), INF6 (Community Facilities), INF7 (green Infrastructure) and INF8 (The National Forest).

7.55.10 In addition this policy will also work in combination with leisure policies in adjoining local plans, for example within the East Staffordshire Local Plan policies, SP32 (Outdoor Sports and Open Space) and SP33 (Indoor Sports) could affect sports provision for residents in Swadlincote and the southern parishes, whilst policy 12 (Local Services and Healthy Lifestyles) and Policy 13, (Culture, Sport and Tourism) of the Erewash Plan (submission draft) could affect provision in the eastern part of Aston ward. Similarly policies in the Derby City Part 1 Local Plan (including CP16 Green Infrastructure, CP17 Public Green Space CP18 Green Wedges and CP21 Community Facilities) influence provision within Derby City and communities on the edge of, or well related to the City in South Derbyshire. There are no policies presently identified for the District of North West Leicestershire. It is worth noting however, whilst the leisure policies of adjacent Authorities could have a some impact on service provision within the district, the importance of any in combination effects could be substantially reduced by seeking to deliver additional facilities alongside growth to more fully meet the district's own needs.

7.56 Policy INF10 New Permanent Self Catering Accommodation

- A Tourism development, including overnight accommodation and visitor attractions, will be permitted:
- i) Within or adjoining the urban area or the Key Service Villages or;
 - ii) In other appropriate locations where identified needs are not met by existing facilities
- B The District Council will seek to maximise opportunities to deliver new, or improve existing sustainable access arrangements including public transport provision, walking and cycling provision where appropriate.
- C In all cases the District Council will expect new tourism development to be
- a) provided through the conversion or re-use of existing buildings or;
 - b) accommodation of a reversible and temporary nature, or
 - c) sustainable and well designed where identified needs are not met by existing facilities subject to all other relevant policies in the Local Plan
- D) New tourism development that is likely to give rise to undue impacts on the local landscape, natural environment or cultural heritage assets will be refused.

Policy INF10	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
New Permanent Self Catering Accommodation	--	?	--	--	--	--	✓	✓	✓✓	✓✓	✓✓	--	--	--	--	?	--	--	✓	?	✓

Commentary

- 7.56.1 This is a thematic policy which seeks to promote new permanent self-catering accommodation in appropriate locations within the district. The policy set out above represents the most up to date version amended to reflect changes as a result of the sustainability appraisal and Draft Local Plan consultation. Further modifications were made to the policy through the Local Plan examination.
- 7.56.2 Having assessed this policy against the Sustainability Appraisal Framework, it is considered that the policy would have major beneficial effects against economic objectives to deliver stable and sustainable economic growth, diversify urban and rural economies and enhance the vitality and viability of existing town and village centres. This is because this policy would help deliver the continuing growth of the tourism sector within the district by facilitating the delivery of new tourism accommodation in Swadlincote, Key Service Villages and other appropriate locations. This growth, in turn, could help support shops and services in Swadlincote town and the village centres (the policy seeks to discourage onsite retail facilities which could undermine shops in existing settlements).
- 7.56.3 Less significant positive effects have been identified in respect of objectives to improve accessibility (by restricting to areas well served by public transport, walking and cycling), to make best use of existing infrastructure by seeking to locate tourism accommodation to areas well related to existing shops and other services and in locations where the existing road network can accommodate the type of development proposed.

- 7.56.4 Uncertain effects have been identified in respect of objectives to provide decent and affordable homes. This is because by pushing the delivery of new accommodation towards existing communities it is likely that tourist accommodation could lead to a loss in existing residential dwellings in some local communities with high demand for tourist accommodation. The loosening of this policy to allow tourism accommodation in appropriate locations away from key service villages (i.e. close to tourism destinations) could help avoid this issue. Similarly, the loosening of this policy could also improve access to many of the Districts key heritage and cultural assets, by allowing the development of appropriate accommodation close to tourism destinations. However by allowing for development away from existing settlements this policy could have uncertain effects in respect of the effects on the local landscape or minimising greenfield losses. Requiring that development is reversible could help partially mitigate these effects.
- 7.56.5 No significant effects have been identified in respect of objectives to avoid damage to designated sites and enhance biodiversity; improve the health and wellbeing of local residents; improve community safety and reduce fear of crime; improve educational achievement; promote social inclusion; improve the quality of new development and the existing built environment; minimise waste; promote sustainable forms of construction; reduce water light and air pollution; reduce flood risk and manage climate change.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

- 7.56.6 This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I10. Changes made to the previous version of this policy in response to the sustainability appraisal (and consultation comments) are as follows:
- Policy amended to allow development close to tourist destinations and to ensure it reflects better Policy INF8 (the National Forest) and to remove competition for housing for tourism purposes in settlements which are likely to face notable demand for conversion
 - Require that buildings are of a reversible nature in order that they can be removed where insufficient demand exists to support businesses.
 - Consider whether this, the cultural heritage policy or subsequent DC policies should seek to guide enabling development to protect existing heritage properties from unsympathetic losses.

The policy was further modified during the Local Plan examination to stipulate that tourism development could be located in other appropriate locations where identified needs are not being met, subject to all other policies in the Local Plan.

Risks and Uncertainties

- 7.56.7 There is very limited evidence available to inform the quantity of the favoured locations of new development. However, there is significant anecdotal evidence supporting the need for the continued delivery of new tourism accommodation of all sorts in the District associated with key tourism destinations such as the National Forest, significant historic parks and gardens within or close to the District (Calke Abbey, Elvaston Castle and Kedleston Hall), the Trent and Mersey Canal and the District's main rivers and the historical settlements of Melbourne, Repton, and Ticknall. Requiring that new tourist accommodation is reversible would provide greater flexibility to test and establish local need prior to allowing more substantial accommodation which could have long term effects in respect of landscape or townscape effects.

Short, Medium and Long Term effects

- 7.56.8 This policy would facilitate the delivery of new tourism accommodation in appropriate locations within the district throughout the plan period. However buildings would need to be of a reversible nature in order that effects in respect of greenfield land losses and landscape effects can be reduced and building removed where demand is insufficient to support developments.

Cumulative and Synergistic Impacts

- 7.56.9 This policy will work in combination with other policies in the Plan including policy S1 (A Strategy for Sustainable Growth); BNE1 (Design Excellence), BNL3 (Biodiversity), BNL4 (Landscape Character and Local Distinctiveness), INF6 (Community Facilities), INF7 (green Infrastructure); INF8 (The National Forest) and policy INF9 (Open Space Sport and Recreation).
- 7.56.10 In addition, tourism and related policies in the Part 1 Local Plan will also work in combination with policies set out in neighbouring authorities including Derby City (CP14 Tourism, Culture and Leisure), Erewash (Policy 13 Culture, Sport and Tourism); East Staffordshire; (Policy 15: Tourism, Culture and Leisure Development) and North West Leicestershire (no policy identified). In particular, the plan in South Derbyshire will have notable effects in combination with policies in East Staffordshire and North West Leicestershire in respect of the continued establishment of the National Forest as a regional and national tourist destination.

POLICY E7: RURAL DEVELOPMENT

Development proposals which diversify and expand the range of sustainable employment activities on land outside settlement boundaries will be supported by the Council provided that they support social and economic needs of the rural communities in the District.

The Council will support proposals for the re-use, conversion and replacement of existing buildings and development of new buildings where:

- i) it is supported by a sound business case;
- ii) the local highway network is capable of accommodating the traffic generated;
- iii) development will not give rise to any undue impacts on neighbouring land;
- iv) It is well designed and of a scale commensurate with the proposed use;
- v) visual intrusion and the impact on the character of the locality is minimised.

Policy E7	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Rural Development	?	--	✓	--	✓	✓✓	✓✓	✓	✓✓	✓✓	✓	--	--	?	X	?	?	✓	✓	?	X

Commentary

- 7.57.1 The policy set out above represents the most up to date version, the Policy has been informed through discussion at the Local Plan examination in November/December 2014 and subsequent discussions between Derbyshire County Council and South Derbyshire District Council.
- 7.57.2 When assessed against the SA Framework the appraisal indicates that this policy will deliver significant beneficial effects in respect of promoting social inclusion and reducing inequalities; increasing access to local employment (in rural areas), Delivering sustainable growth and diversifying and strengthening local rural economies.
- 7.57.3 The policy will have less significant positive impacts in respect of objectives to improve the health and well-being of the district's residents (by providing increased employment opportunities in rural areas where additional economic development takes place), improving the skills of the districts residents, (it is assumed that this policy would facilitate additional economic development and could attract businesses to the District, which otherwise could not be accommodated on existing employment areas). This policy could also provide additional employment opportunities in many rural communities and could, on balance, have a generally positive effect in respect of reducing the need to travel which in turn could have beneficial effects in respect of reducing the district's contribution towards the generation of climate change gases. Finally the delivery of new employment development in rural communities could help support existing village centres, particularly where sites are well related and accessible to existing villages.
- 7.57.4 This policy is unlikely to have any significant or notable impacts in respect of sustainability objectives to provide decent and affordable homes, improve community safety, reduce crime and fear of crime, improve the quality of new development and the existing built environment and minimising waste and increasing the reuse and recycling of waste materials.
- 7.57.5 Uncertain effects are likely in respect of the SA objective to avoid damage to protected sites and species as additional development could depending on location affect protected species or habitats. In addition it is also unclear minimising the irreversible loss of greenfield land (as it could facilitate the reuse of redundant buildings in the countryside, but could also make provision for new development on greenfield sites). Uncertain effects in respect of flood risk are also identified, as the policy could potentially support the reuse of buildings in some areas at flood risk. This policy could also improve access to cultural heritage features, as it could potentially support the reuse of existing cultural assets such as historically or culturally important buildings although this is not certain.
- 7.57.6 Negative effects are likely in respect of objectives to reduce, water, light, noise and air pollution and in respect of conserving and enhancing the districts landscape and townscape character. However it is likely that the scale of any effects would be partially mitigated through the inclusion

of clauses in the policy to ensure that development does not give rise to any undue impacts on neighbouring land and to ensure that visual intrusion and the impact on the character of the locality is minimised.

Policy Evolution and Changes resulting from consultation and the sustainability appraisal

7.57.7 This policy was proposed during the examination for the Part 1 Local Plan in response to comments from a number of consultees, Its scope and wording have been agreed through a memorandum of understanding drawn up between officers at South Derbyshire District Council and Derbyshire County Council.

Risks and Uncertainties

7.57.8 The purpose of this policy is to support appropriate employment development in rural locations, where specific opportunities or needs arise. However, it is unclear how much development such a policy could facilitate. Whilst it is clear that such flexibility in respect of delivering commercial development can support the rural economy as well as rural based businesses, care needs to be taken to control the potential for such development to affect the natural environment and neighbouring land uses. As such, the policy seeks to ensure that a sound business case supports the need for development and provide a number of safeguards to protect local infrastructure, amenity and environmental character.

Short, Medium and Long Term effects

7.57.9 This policy seeks to ensure the delivery of appropriate commercial development in rural locations across the District over the whole of the plan period. Given the restrictions within the policy new development it is likely to be relatively minor and often consistent with surrounding land uses. However developments of this nature could come forward at any time during the life of the Plan.

Cumulative and Synergistic Impacts

7.57.10 This policy will work in combination with policy E1 (Strategic Employment Allocations) of the South Derbyshire Local Plan and Policies CP10 (Employment Locations) and Policy SS2 (Business and Industrial Land Requirements) of the Derby City and Amber Valley Local Plans respectively. Given the flexible nature of this policy it is unclear whether its inclusion in the plan could lead to sites giving rise to cumulative effects with housing and employment sites allocated through the Plan (including the proposed Part 2 Local Plan). However given the relatively small scale of sites likely to come forward, and the added protections to the built and natural environment through the policy significant in combination effects as a result of the inclusion of this policy in the plan are unlikely.

SECTION 8: PREFERRED AND NON PREFERRED STRATEGIC SITES

8.1 SITE APPRAISAL METHODOLOGY

- 8.2 Having identified the broad strategic options for implementing the Plan, the Council has finalised its preferred development locations. Site appraisals have been undertaken on large strategic sites across South Derbyshire. Strategic sites included in the appraisal are all sites over 5ha or capable of accommodating 100 homes. Sites put forward in local service villages or smaller settlements of over 5ha have not been appraised as these would not conform to the Plan's settlement hierarchy which indicates developments of over 25 or 15 dwellings respectively settlements will not be appropriate.
- 8.3 The appraisals have been refined through on-going evidence collection, discussions/representations with infrastructure providers and developers and other stakeholders and this process will continue as new information becomes available. Detailed site based mitigation has also been identified through on-going appraisals and this has fed into the Council's detailed site requirements for strategic housing and employment sites included within the Plan.
- 8.4 In identifying the preferred sites the council has not sought to rank or weight sites according to the outcome of the detailed site appraisals, but rather use the information collected in respect of individual sites, coupled with other evidence such as representations from members of the public or key stakeholders to inform site selection. In all case detailed mitigation is included in the site appraisals and this will in turn help inform site mitigation requirements.

8.5 DERBY URBAN AREA PREFERRED AND NON-PREFERRED SITES

- 8.6 Sites around the edge of Derby, for the most part perform consistently. This is because many of the sites share similar characteristics, in terms of their relationship with the City, access to local facilities and their previously undeveloped nature. However where sites do have unique characteristics such as flood risk susceptibility, contain wildlife sites or Regionally Important Geological Sites, are located in the greenbelt or could affect cultural or historic assets, or have other identified issues the detailed appraisals seek to reflect this. Schools provision is problematic and the Council are continuing to work with the Local Education Authorities and individual Schools to determine how growth can be managed.
- 8.7 Since the Sustainability Appraisal was first commenced there have been significant changes to some aspects of building design and sustainability. Changes include controlling sustainable building construction including energy efficiency and water efficiency requirements which have been introduced through building regulations. Greater control over surface water management will soon be introduced via the sustainable urban drainage approval process (to be administered by the County Council). Further changes to building regulations being consulted upon could also stipulate new standards regarding housing design standards. As such it is likely that some aspects of development will be delivered

in a sustainable way. This blanket approach to improving housing design nationally will work towards ensuring that new housing developments across all sites perform well against criteria or objectives included in this sustainability appraisal.

- 8.8 The performance of individual sites against the Sustainability Appraisal Framework is set out in Appendix 5 of this document. However a limited explanation of site characteristics and sustainability, and guidance on whether sites have been allocated within the Plan is set out in the following table.

Table 8.1: Preferred and Non-Preferred sites - Derby Urban Area		
Site	Site Status	Reasons for allocation or non-allocation
Boulton Moor (Phase 1)	Allocated	Site was granted outline planning consent for 1058 homes by the Secretary of State in 2009 as part of a conjoined inquiry into a number of potential housing sites on the edge of Derby and as such this site is already a commitment. Development has recently commenced on part of the site and as such the permission for the site can not now lapse. The formal allocation of the site would provide greater certainty that development could be delivered across the whole site and coordinated with neighbouring sites as proposed in the current masterplan as the site is built out.
Boulton Moor (two sites comprising of an extension to the existing consent and a smaller site to the north of the A6)	Allocated	Sites would form an extension to an existing site which was granted planning permission in 2009 and is now under construction. The larger of the two sites would be an extension to the consented site and would lie between a proposed allocation in the emerging Derby Draft Local Plan for an urban extension into the Alvaston – Chellaston Green Wedge. The development of this site could allow for the comprehensive development of this wider area. A smaller area of land to the immediate north of the site would also be allocated. This site is in the Greenbelt, although the recent construction of the A6 has dislocated this site from the remainder of the Nottingham-Derby Greenbelt. There is greater capacity on the road network around these sites than most other routes into Derby City, although development on the scale proposed will have an effect on the surrounding road network and development would need to be supported by local capacity improvements. The sites are well related to major new employment provision just off the A6 at Derby Commercial Park. Cumulatively the sites around Boulton Moor in South Derbyshire and Derby City which are consented or proposed could accommodate around 3,000 homes.
Thulston Fields (Site to the south of	Not Allocated	This is a very large site which is located wholly in the Nottingham-Derby Greenbelt. It

Boulton Moor)		is dislocated from the urban edge of the City by the proposed and consented Boulton Moor sites. The lack of existing development to the north would restrict immediate access to services and facilities in the Derby Urban Area ahead of development to the north. It is unlikely that a site could meaningfully contribute towards housing delivery in the Plan period (despite being able to accommodate 2,000 homes) given that sites to the immediate north in South Derbyshire and Derby City will accommodate around 2,550 homes.
Holmeligh Way Chellaston	Allocated	This is relatively small strategic development, which benefits from Outline Planning Consent. There are identified capacity constraints in respect of transport routes in this area and development in this area could affect the local and strategic road network, although capacity improvements and measures to manage traffic demand have been identified to allow development on the sites to precede. A notable part of the site is at flood risk although no built development is proposed in areas at flood risk. Given the scale of the site, and the fact it already benefits from outline planning consent it is likely that it could contribute to the early delivery of homes which could help the Council meet its requirement of a five year supply of deliverable housing.
Chellaston Fields	Allocated	This is a medium sized strategic development, which benefits from Outline Planning Consent. There are identified capacity constraints in respect of transport routes in this area and development could affect the local and strategic road network, although capacity improvements and measures to manage traffic demand have been identified to allow development on the site to precede. Given the scale of the site, and the fact it already benefits from outline planning consent it is likely that it could contribute to the early delivery of homes which could help the Council meet its requirement of a five year supply of deliverable housing.
Chellaston West (also known as Lowes Farm)	Not Allocated	Transport modelling undertaken to date shows that the addition of Lowes Farm would undermine the performance of the most likely mitigation package, leading to significant impacts from the additional development in the already sensitive area of the highways network. Notably, it is close to the already constrained A50/A514 junction and site access would be only onto T12, which means considerable additional pressure would be put on key routes, including those serving Infinity Park and the rest of the GTC area to be developed. The proposed South Derby Integrated Transport Link, representing the main component of the proposed transport mitigation package for this part of the HMA, can only be delivered through the allocation of the strategic housing site at Wragley Way. Other potential strategic allocations in this part of the district would

		<p>therefore need to be additional to this and cannot be considered as alternatives. Significant additional measures would be required to mitigate the impact of development at Lowes Farm but, to date, we are not aware that any deliverable options have been proposed that could help to bring this development forward within the plan period.</p> <p>GDATEM is fully functional and in use for the final testing of the aligned Core Strategies, incorporating updated land use information. Outputs from early stages indicate that the area of the network in the vicinity of Lowes Farm continues to be constrained.</p>
Lea Farm	Not Allocated (but site safeguarded for development beyond 2028)	This site is detached from the southern edge of Derby and would represent a major urban extension into the countryside. It is likely that over the Plan period significant development will occur to the north of the site within Derby City as the Infinity Park site (Global Technology Cluster) is built out. Ahead of this development the site is poorly related to existing services and facilities and built development in Derby City.
Stenson Fields and Wragley Way (Sinfin and Stenson)	Allocated	This area is well related to local access and services, although transport infrastructure is significantly constrained at present and development in this area will have negative effect on the surrounding highways network. However the delivery of new homes in tandem with a new employment site within the City presents an opportunity to create a new link road (South Derbyshire Integrated Transport Link) together with other demand management measures. Proposals to extend the T12 link road within the City which is funded and has permission along the southern edge of the City will provide greater local capacity to accommodate growth. This route would be bought forward in tandem with housing growth and would be funded by developer contributions. However based on historic development rates and the need to have the road in place ahead of development it is expected that around 1,180 homes will come forward on this site to 2028. This is in addition to 487 homes on the consented and started Stenson Fields site.
Primula Way (South Of Sunnyside)	Allocated	Around a third of this site already has planning consent. This scheme includes flood alleviation measures which will remove flood risk on the wider site and around existing homes in the City. Further modest growth in this area would benefit from reasonable access to local facilities in Sinfin. As a smaller site, partially benefiting from planning consent it could contribute to the early delivery of homes which would help the Council meet its requirement to demonstrate a five year supply of deliverable housing.
Stenson West (South of	Not Allocated	This site is detached from the southern edge of Derby and would represent a major

Sunnyside)		urban extension into the countryside to the south of the existing consented and proposed allocation site. It would significantly extend the urban edge of this part of Derby City and it is unclear how the site would be accessed and therefore how the site will effect the surrounding highways network.
Highfields Farm	Allocated	Site was granted outline planning consent for up to 1,200 homes by the Secretary of State in 2009 as part of a conjoined inquiry into a number of potential housing sites on the edge of Derby. No development has yet started on site although developers are advancing reserved matters and construction is expected to commence shortly. The formal allocation of the site would provide greater certainty that development could be delivered as proposed in the current masterplan should the existing permission lapse.
Highfields Farm extension (Littleover)	Not Allocated	This site is detached from the southern edge of Derby and is separated by the consented Highfield Farm development. Development in this area would extend Derby beyond an extensive area of strategic landscaping and open space included in the consented Highfields scheme which could impede accessibility to facilities in Heatherton village. It is unclear whether the site could significantly contribute towards housing delivery in the Plan period given that planning permission exists for two sites in Littleover (one in South Derbyshire and one in Derby City) to the immediate north of the scheme which together has capacity for over 2,000 homes. Development could also encroach on Findern village to the south and would have a detrimental effect on the surrounding road network including the A38 and its junctions with the A52 and A61 which are already affected by significant congestion. These impacts are expected to be resolved by works to grade separate these junctions although implementation is not expected until 2021.
Pastures Hospital sites, (North West and South) Mickleover.	Not Allocated	New development in this location would be largely dislocated from the urban edge and would represent a particularly prominent intrusion into the local countryside. Development could also encroach on Burnaston village to the south. Development would have a detrimental effect on the surrounding road network including the A38 and its junctions with the A52 and A61 which are already affected by significant congestion. These impacts are expected to be resolved by works to grade separate these junctions although implementation is not expected until 2021.
Land West of Mickleover (formerly New House Farm)	Allocated	This area is well related to local services and the comprehensive development of the whole site offers opportunity to deliver a sustainable urban extension to Derby City. Transport modelling undertaken by the HMA Authorities indicates that large scale growth in this location in combination with existing commitments and preferred growth

		<p>locations in Derby City and Amber Valley would give rise to negative effects on the operation of the surrounding highways network. Highways England have historically maintained that strategic scale development in this general location cannot be supported before implementation of proposals to grade separate the 3 junctions crossing the A38 in Derby, although interim improvements to the A38/A61 and A38/A52 junctions have recently been completed. Funding for this work has now been announced and work is expected to be completed by 2021/22. The majority of this site is expected to be delivered in the medium to long term and indeed the site will not be fully built out by 2028. In light of this, development of this site would reflect Highways England's guidance to the Authority in 2013 (Draft Plan response) to phase 'significant' development towards the latter part of the Plan period. Notwithstanding this guidance a recent planning permission for 300 homes has been granted on part of this site indicating that there is some capacity on the surrounding road network. No objections from Highways England regarding the impact of this development on the strategic road network were made to this proposal and given the completed and proposed capacity improvements to the SRN it is considered that this development as a whole can be accommodated subject to Highways England's comments and impacts on the local highways network being adequately addressed.</p>
Hackwood Farm (Mickleover)	Allocated	<p>This site lies partly within Derby City (400 dwellings) and also within South Derbyshire (290 dwellings). The allocation of land on each side of the administrative boundary is needed in order to support the delivery of a new primary school, local centre and amenity space. It will also improve access, including connections to the nearby multi-user greenway. Transport modelling undertaken by the HMA Authorities indicates that significant growth in this location in combination with existing commitments and preferred growth locations in Derby City and Amber Valley would give rise to negative effects on the operation of the surrounding highways network. However interim improvements to the A38/A61 and A38/A52 junctions have recently been completed. Nonetheless Highways England has suggested in response to the Draft Plan that strategic scale development in this general location cannot be supported before implementation of proposals to grade separate the 3 junctions crossing the A38 in Derby which are expected to be completed in 2021/22. No part of this site falling within South Derbyshire is expected to yield any new dwellings before that year.</p>

Burton Urban Area: Preferred and Non Preferred Sites

Sites around Burton on Trent, showed a little more variation in their performance against the detailed decision making criteria used to undertake the appraisal. This is because many of the sites present very different characteristics.

The Drakelow Park site is likely to perform best in respect of access as 1 or possibly 2 new local centres are proposed together with new facilities including a new primary school on site. Most significantly however, the redevelopment of this site would fund the delivery of a new river crossing to the north of Walton on Trent and would allow an existing bailey bridge at Walton on Trent to be downgraded to greenway route. Secondary education provision for all sites is unlikely to be in Burton and would most likely be met in Derbyshire (Swadlincote).

Countryside impacts are generally more significant for urban extensions to the north of Winshill owing to the fact that sites in this location are within an area of secondary sensitivity according to work undertaken by the County Council in respect of areas of multiple environmental sensitivity. The site as Stanton is located in the Burton-Swadlincote Greenbelt and would significantly reduce the physical separation between the two towns.

The Drakelow Park site is mainly previously developed, although there is a small area of greenfield land located to the north of the site. Sites as Newton Lane, Hawfield Lane and Staanton are greenfield sites. There are no wildlife sites within any of the identified sites, although sites at Drakelow, Newton Road and Hawfield Lane are adjacent to County Wildlife sites.

Table 8.2: Preferred and Non-Preferred Sites – Burton On Trent Urban Fringe

Site	SiteStatus	Reasons for allocation or non-allocation
Land at Newton Road, Winshill, Burton on Trent.	Not Allocated	This is a small greenfield urban extension which extends around 10ha. There is potential for this site to accommodate a strategic level (although it is unlikely that the site would yield notably more than around 100 homes). There are known site constraints including a wildlife site (Dale Brook) adjacent to the site and a high pressure gas pipeline which runs east to west to the immediate north of Dale Brook. The site would be located adjacent to existing development in Winshill although housing would be physically separated from the existing urban edge due to the need to provide an easement. The development is likely to represent an intrusion into the countryside and would have an urbanising effect on the surrounding countryside. The site is poorly contained by existing built development. It is unclear whether existing infrastructure could accommodate strategic levels of growth in this area.

Land at Hawfield Lane, Winshill, Burton on Trent.	Not Allocated	This is a medium to large greenfield site which could accommodate around 600 homes. The site is adjacent to the northern edge of Winshill and contained by a single track lane (Hawfield Lane) to the south. The site would represent a significant intrusion into the open countryside and it is unclear how the site would be accessed.
Land At Drakelow Park, Burton On Trent	Allocated	This site was granted outline planning consent in 2012 for 2,239 homes, 12 ha of employment land, two local centres and a new primary school. It is expected that development will have commenced prior to Plan adoption.
Land at Stanton Road, Woodville Road, Stanton	Not Allocated	This is a very large site which extends some 88ha. It could accommodate in excess of 800-1000 homes. The site is poorly related to Swadlincote and would represent an urban extension to Stapenhill in Burton upon Trent. The site is located in the Swadlincote and Burton Green belt and would significantly reduce the physical separation between the two towns. The site is also located close to the consented Drakelow Park site which has permission for 2,239 homes and employment and will form an urban extension to south of Stapenhill. It is unclear whether two very large urban extensions to Stapenhill would be sustainable or deliverable within the Plan period.

SWADLINCOTE URBAN AREA PREFERRED AND NON-PREFERRED SITES

- 8.9 Sites around and within Swadlincote, showed a little more variation in their performance against the detailed decision making criteria used to undertake the appraisal. This is because many of the sites present very different characteristics.
- 8.10 Access to local facilities tends to be better around Woodville sites than elsewhere although these sites are more significant impacts in respect of transport infrastructure. A number of the Woodville sites could present opportunities to improve the capacity of the local highways network including around Clock Island. Countryside impacts are generally more significant for urban extensions than for sites within the Town, although landscape impacts vary across the urban sites. Schools provision is problematic and the Council are continuing to work with the Local Education Authorities and Schools to determine how growth can be managed.
- 8.11 Where sites do record a uniform performance, impacts would largely be controlled by national or local policies which will specify design and building standards. Impacts would be related to building standards such as sustainable urban drainage provision or local standards such as National Forest requirements, or open space provision and contributions toward healthcare and schools provision. These standards have the effect of ensuring that all developments would perform consistently against the identified criteria.

8.12 The performance of individual sites against the Sustainability Appraisal Framework is set out in Appendix 5 of this document. However a limited explanation of site characteristics and sustainability is set out in the following table.

Table 8.3: Preferred and Non-Preferred Sites – Swadlincote		
Site	Site Status	Reasons for allocation or non-allocation
Broomy Farm, Woodville	Allocated	This site would represent a medium size urban extension to Woodville which could accommodate 400 homes. It is greenfield and lies to the west of the A514 Hartshorne Road immediately to the rear of Granville School. The site is likely to have a significant impact on local transport routes most notably the nearby Clock Island although impacts could be partially mitigated through careful design. To this end the development would need to be supported by highway infrastructure improvements within the development site to mitigate the impact on this junction. Like other sites and existing residential areas located to the north of Woodville the site would be prominent from viewpoints to the north, especially from higher ground. However significant landscape elements exist on site which could substantially screen new development. It is likely that this scheme would also deliver significant new habitat creation (including tree planting) due to its location within the National Forest. This could further reduce landscape effects. The delivery of this site will provide for new access arrangements to Granville School.
Butt Farm, Woodville	Not Allocated	This site would represent a medium size urban extension to Woodville which could accommodate 400 homes. The site is greenfield and includes a County Wildlife Site to the west of the site. Development of this site could have a significant impact on the nearby Clock Island, and the development would need to be supported by highway infrastructure improvements to mitigate the impact of development on this junction. Unlike the Broomy Farm site however, it is unlikely that the necessary highways infrastructure to mitigate impact on Clock Island could be achieved in light of constrained access and egress arrangements of the site. The landform and topography of the site would make development prominent from high ground to the north. This area is located within an area of landscape sensitivity.
Goseley Estate Extension, Woodville	Not Allocated	This site would represent a medium sized extension to the Goseley Estate Woodville which could accommodate around 600 homes. The site is not contained by urban development and is surrounded by countryside to the north and east. Development

		would represent an intrusion into the countryside which is identified as being sensitive and would reduce the separation between Hartshorne and Woodville. Like other development in Woodville the site would have a negative impact on the Clock Island. The site is less well related to local facilities in Woodville compared to other Woodville sites.
Occupation Lane, Woodville	Allocated	<p>The Council has a long standing commitment to achieving the regeneration of this site through the redevelopment of land between Occupation Lane, Woodville and Swadlincote Town Centre.</p> <p>This is a significant site with a development area of around 35ha and presents an opportunity to reuse a poorly restored site to provide new jobs. Development would be dependent on the provision of the Woodville Regeneration Route which would open up access for development, as well as providing relief to chronic traffic congestion and associated environmental problems at the Clock Island. The redevelopment of this site could also provide opportunity to repair the existing urban environment in Woodville, provide enhanced green spaces, community facilities and tree planting reflecting its location in the heart of the National Forest.</p> <p>The Council is seeking employment led development on the site although up to 150 homes could also be accommodated on site.</p>
Land East of Sandcliffe Road, Midway	Not Allocated	<p>This site would represent a medium size urban extension to Upper Midway which could accommodate around 400 homes. The development of this site would be very prominent from the north and would be particularly intrusive in view of the local landform and lack of well-established features that might help screen development.</p> <p>An urban extension at this location would also extend the built up area well beyond the existing urban footprint. Furthermore, direct access to Swadlincote would be difficult due to the layout of the adjacent cul-de-sac development to the south which effects permeability and accessibility to local services in Swadlincote. Development would also negatively affect the local transport network including the A511 and Clock Island to the north of the site and potentially the traffic-lit road junction between Midway Road and Sandcliffe Road.</p>
Land East of A511, Burton Road, Upper Midway	Not Allocated	This is a relatively small strategic site which could accommodate around 130 homes. It lies within an area of sensitive landscape and could negatively affect the setting of a

		number of listed buildings and Bretby Hall Historic Park and Garden.
Land North of William Nadin Way/West of the Council Depot	Allocated	<p>This is a medium sized site comprised of three land parcels which has an identified capacity of 600 dwellings. The site occupies land that has, to date, been reserved for recreational use in the existing South Derbyshire Local Plan. However, the construction of a public golf course, academy and associated development is currently underway and will fulfil this requirement.</p> <p>There are a number of pockets of undeveloped land in this general location and it is considered that sites in combination could accommodate around 600 dwellings. Development could assist in securing further recreational and community facilities and environmental improvements in its immediate surroundings. It is likely that development would need to be supported by some highways capacity improvements although no specific highways issues have been identified to date. The site would be well related to a range of facilities and services in Swadlincote Town centre. Care would be needed to protect a wildlife site located around the western edge of the largest site.</p>
Land Around Church Street/ Thorpe Downs Way	Allocated	<p>This allocation would comprise of three sites which together could accommodate up to 350 dwellings. The largest site lies immediately to the south of Church Road in Church Gresley and is currently the subject of a planning application for 306 dwellings. Whilst this site represents greenfield land in the open countryside, it would be an urban extension to the Swadlincote, with many services and facilities in close proximity and with easy access to Swadlincote Town Centre. The site is well screened by existing National Forest Planting and would be well screened from public viewpoints around the site. Site delivery could also contribute towards an extension to the adjacent primary school. A second site could be used to accommodate, a new football ground, whilst the site of the current football ground could be redeveloped for new homes.</p>
Land West of Swadlincote	Not Allocated	<p>This area would comprise of two sites which together could accommodate up to 350 dwellings. These two sites would breach the ridgeline immediately to the west of the A444 and would represent substantial intrusive development in the countryside in an area which is divorced physically from the urban area of Swadlincote. There is poor walking and cycling provision to the town. Development could also affect a county wildlife site located to the north of the site.</p>
Mount Pleasant Extension	Not Allocated	<p>This site is a medium sized site and could accommodate around 500 new homes. However development at Mount Pleasant would be a significant and prominent</p>

		development in the countryside and it is unclear how the land could be adequately accessed. It is also less accessible to services and facilities than other preferred sites in the Swadlincote urban area being physically divorced from the settlement edge.
Castle Fields, Castle Gresley	Not Allocated	This is a relatively large site which could accommodate up to 800 dwellings. The site is located beyond the A444 and would represent substantial intrusive development in the countryside in an area which is presently physically divorced from the urban area of Swadlincote. There is poor walking and cycling provision to the town from this location

8.13 RURAL VILLAGES PREFERRED AND NON PREFERRED AREAS

- 8.14 Most of the identified village sites performed well against biodiversity objectives, with the exception of sites in Overseal and Netherseal. Large scale growth in this location could lead to deterioration in water quality if permitted as the River Mease Special Area of Conservation (SAC) is negatively affected by high levels of phosphate and very large scale development would increase foul water discharges from local sewerage works which could lead to further deterioration. Village locations generally perform worst in respect of accessibility than Swadlincote and Derby City sites but tend to experience less congestion than urban areas although some specific issues, particularly in local village centres are identified. Like Swadlincote and the City, schools provision is problematic and the Council are continuing to work with the Local Education Authorities and schools to determine how growth can be managed.
- 8.15 Like appraisals for DUA and Swadlincote sites, village appraisals indicate that villages record a uniform performance in respect of some issues. This is because impacts would largely be controlled by national or local policies which will specify design and building standards. For example impacts related, sustainable urban drainage provision or local standards such as National Forest requirements, or open space provision and contributions toward healthcare and schools provision. Such requirements ensure that developments meet identified environmental standards or community needs.
- 8.16 Historically it had not been the intention that the Part 1 Local Plan would include smaller village sites, the exception to this rule being a site in Hatton, which would provide contributions towards the on-going maintenance of flood defences (now completed), and to balance large scale economic development in the village. However, since the revocation of the Regional Plan, and reflecting the need to accommodate an increased level of growth in South Derbyshire and reflecting the fact that the Council no longer has a healthy five year supply a number of smaller strategic sites which could deliver community benefits and be accelerated through the Part 1 Local Plan were added to the Plan at the Draft Local Plan stage. The Council also recognises that the inclusion of smaller sites could also increase the mix and spread of sites and help ensure continuity of housing land supply.
- 8.17 This section includes consideration of village sites which contribute towards meeting strategic housing needs through the early release of larger villages sites (i.e. those over 5ha and able to accommodate in excess of 100 new homes). Smaller village and urban sites will be delivered through the Part 2 Local Plan. The Authority is seeking to identify a minimum of 600 dwellings through the Part 2 Local Plan. The strategic sites included within the scope of the Part 1 Local Plan (and hence this sustainability appraisal) are detailed below:

Table 8.4: Preferred and Non-Preferred Sites –Rural Villages

Village	Site Status	Reasons for allocation or non-allocation
Aston Hall Hospital	Allocated	The former hospital site has been allocated in Aston for up to 100 homes and has consent for 74 homes and a care village for older people. The allocation of the site could help accelerate the redevelopment of this brownfield site which is a focus for antisocial behaviour and vandalism locally. There are schools issues and the road network in Aston is not of a standard that could accommodate very large scale development. However the proposed use of the site would help mitigate impacts on local schools.
Valerie Road/Chellaston Lane, Aston on Trent.	Not Allocated	This is a medium sized strategic site which extends around 25ha. It could accommodate up to 500 dwellings. Development on this scale is not considered proportionate given the size of the village and could harm the character of the village. It would also erode the narrow collar of land which extends southwards and separates the villages of Aston and Weston on Trent. The site rises to the west along Chellaston Lane and would appear prominent especially from viewpoints to the south. The road network in Aston is not of a standard that could accommodate very large scale development
Valerie Road/Chellaston Lane, Aston on Trent.	Not Allocated	This is a large site which extends around 33ha. It could accommodate around 660 dwellings. Development on this scale is not considered proportionate given the size of the village and could have a significant detrimental impact on the character of Aston. The site is in many locations poorly related to the urban edge and is unlikely to contribute towards the delivery of a comprehensive development scheme. The road network in Aston is not of a standard that could accommodate very large scale development
Land south of Willington Road	Allocated	There is an identified need for affordable homes in Etwall. The delivery of this site could meet this need. Development at the scale proposed is unlikely to have a significant impact on local road infrastructure although mitigation to deal with local highways capacity issues may be required. The inclusion of this site would help improve the mix and location of housing sites within the plan. It is also likely that as a smaller scale site delivery could be early in the plan period allowing this site to contribute to the Council's 5 year housing supply delivery target. The site to be included in the Plan is located to the south of Willington Road which is well related to the village centre. There is a planning application for up to 100 homes currently before the Council.

Land at Egginton Road, Etwall	Not Allocated	This is a small to medium sized strategic site which extends some 15.5ha, although it is unlikely that this site could yield a strategic number of homes given the known constraints on site. Part of the site lies in an area at flood risk. There is a sewage treatment works to the north of the site and it is likely that significant proportion of this site would be passed over for creating a cordon sanitaire to ensure no amenity effects arise as a result of new housing development. The southern part of the site is located immediately adjacent to the A50 and is poorly related to the existing urban edge.
Hilton Depot Site, Hilton	Site Allocated	This is a brownfield site formerly used as an MOD ordnance depot and currently used for storage and distribution uses. The site has outline planning consent subject to S106 agreement and its inclusion in the plan as a proposed allocation is to ensure that the benefits which site development could bring could be secured should any planning application lapse. Development will fund the provision of a new primary school for the village. The existing primary school has been subject to a period of continued growth in pupil numbers and is now the largest primary school within the Derbyshire Local authority (and is bigger than a quarter of the secondary schools in the County). There is a lack of space within the school to accommodate further growth, and there is no scope for further expansion. This site would also deliver new employment land provision which based on figures from the developer could increase the number of full time jobs on site by around 400 compared to the existing use of the site for warehousing and storage. The regeneration of this site would offer multiple environmental benefits including opening up a site which has limited or no public access, opening up a culverted watercourse which flows under the site to a more natural state and ensuring the reuse of under utilised previously developed land. These issues are considered to outweigh flood risk on site.
Land south of the Mease, Hilton	Not Allocated	This is a 23ha greenfield site which could accommodate around 460 dwellings. The site is located in an area of high flood risk which is undefended. The site is adjacent to the existing village edge but is not contained by existing built development and would represent an intrusion into the open countryside to the south.
Land of Hilton Common, Lucas Lane	Not Allocated	This is a 51ha greenfield site. It is calculated that this site could accommodate around 500 dwellings. A small part of the site is identified as being at flood risk; there is a County Wildlife Site located within the eastern part of the site. The site is adjacent to the settlement edge but is poorly contained by built development to the east and south east. Development would represent a prominent intrusion into the open countryside to the east of Hilton.
Land of Derby Road (including Hilton Industrial Estate), Hilton	Not Allocated	This site extends around 23ha and could accommodate around 470 dwellings. The site is mainly greenfield although around 5ha is previously developed and is relatively well contained by existing built development to the south and the A50 to the north. A

		small part of the northern section of the site is a SSSI although this site may have been impacted by the development of the A50 road which separates this area from the remainder of the Hilton Gravel Pits SSSI to the north. The site is located away from areas of flood risk.
Land north west of Hatton.	Site Allocated	This is a medium sized site which could accommodate around 400 dwellings. The site will contribute to the cost maintaining the Lower Dove Flood Management Scheme which protects 1600 homes and businesses in the communities of Hatton, Scropton and Foston from floods up to 1:100 yr. The scheme has cost of over £5 million to construct and will require significant ongoing funding to maintain. The development of this site will also help create homes near to a major manufacturing company that has undergone significant expansion in recent years creating 425 jobs and will help deliver improved access to this factory and nearby water treatment works and potentially will reduce HGV movements along Station Road in the village. The site is well contained to the north and west by existing built development and Derby Road, but would enclose playing fields to the south. There is an established tree belt and hedgerow to the east of the site which could help reduce landscape and visual effects associated with development.
Land at Scropton Road, Hatton.	Not Allocated	This is a small strategic greenfield site which could accommodate around 110 dwellings. The site is at flood risk, although is defended by recently completed flood alleviation works. Any development could help contribute towards the ongoing maintenance of flood works. The development of this site, on its own, will not offer the same opportunities to balance large scale expansion of the manufacturing business in the village, or deliver a new access to that facility to reduce HGV traffic volumes.
Land at Breach Lane and Malthouse Lane, Hatton.	Not Allocated	This is small strategic greenfield site which could accommodate around 140 homes. The site is dislocated from the existing village and would represent an intrusion into the open countryside. The site would be poorly related to services and facilities in the village and is located in an area of moderate flood risk.
Land at Jawbone Lane, Melbourne	Not Allocated	This is an amalgamation of three sites located between Melbourne and Kings Newton. The sites are all greenfield and together could accommodate around 150 homes. Development would reduce the separation between the two distinct villages and would affect the character of both. Development would also affect the setting of a number of listed buildings and the Kings Newton Conservation Area.
Land at Breach Lane, Melbourne	Not Allocated	This is a greenfield site located to the west of Kings Newton. The site is greenfield and could accommodate around 120 homes. Strategic growth in this location would harm the setting of Kings Newton Conservation area and an adjacent listed building. Development in this location could be prominent due to the local landform.
Land to the East of Longlands	Site Allocated	There is a significant need for affordable homes in Repton. A local rural housing needs

Repton.		assessment prepared for the Council in 2008 indicated a requirement for 27 affordable homes in Repton. Development at the level proposed is unlikely to have a significant impact on local road infrastructure and could help improve the mix and location of housing sites within the plan. It is also likely that as a smaller site delivery could be early in the plan period allowing this site to contribute to the Council's 5 year Housing supply delivery target. There are two planning applications on this site (which account for around two thirds of the site area). Cumulatively these sites will bring forward the delivery of 73 homes of which 24 will be affordable. A notable part of the site to the south remains to be considered for development at a later date.
Land to the East of Repton	Not Allocated	This is a medium to large greenfield site which could accommodate around 700 homes. Development of this scale would be out of proportion with the existing village and would harm the character of the village as well as the smaller village of Milton to the east. It is unclear whether local infrastructure, including the road network could accommodate this scale of development given existing highways capacity constraints within the village.
Land at Burton Road, Repton	Not Allocated	This is a small greenfield site which extends around 9ha and could accommodate around 180 homes. However the site is physically detached from the existing urban edge and is not contained by existing development on any of the existing boundaries except that to the north. Development would represent an unacceptable intrusion into the open countryside.
Land at Aston Lane, Shardlow.	Not Allocated	This is a small strategic greenfield site which extends around 6ha. The site could accommodate around 120 dwellings. The majority of the site is located in an area at flood risk and is largely undefended. The site is well contained by existing built development to the north and south.
Former Nursery London Road Shardlow	Not allocated	This is a small predominantly greenfield site which could accommodate around 130 dwellings. The site is entirely within Flood zone 3a and could affect the setting of the Trent and Mersey Canal Conservation Area.
Land at Newton Road, Winshill, Burton on Trent.	Not Allocated	This is a small greenfield urban extension which extends around 10ha. There is potential for this site to accommodate a strategic level (although it is unlikely that the site would yield notably more than around 100 homes). There are known site constraints including a wildlife site (Dale Brook) adjacent to the site and a high pressure gas pipeline which runs east to west to the immediate north of Dale Brook. The site would be located adjacent to existing development in Winshill although housing would be physically separated from the existing urban edge due to the need to provide an easement. The development is likely to represent an intrusion into the countryside and would have an urbanising effect on the surrounding countryside. The

		site is poorly contained by existing built development. It is unclear whether existing infrastructure could accommodate strategic levels of growth in this area.
Land at Hawfield Lane, Winshill, Burton on Trent.	Not Allocated	This is a medium to large greenfield site which could accommodate around 600 homes. The site is adjacent to the northern edge of Winshill and contained by a single track lane (Hawfield Lane) to the south. The site would represent a significant intrusion into the open countryside and it is unclear how the site would be accessed.
Land At Drakelow Park, Burton On Trent	Allocated	This site was granted outline planning consent in 2012 for 2,239 homes, 12 ha of employment land, two local centres and a new primary school. It is expected that development will have commenced prior to Plan adoption.
Land at Overseal	Not Allocated	Sites are located within the catchment of the River Mease SAC which has limited capacity to accommodate strategic growth given the ultra sensitive nature of the river and the limited remaining headroom at Overseal Waste Water Treatment Works.

8.18 EMPLOYMENT SITES: PREFERRED AND NONE PREFERRED SITES

- 8.19 Most of the identified employment sites performed relatively well against biodiversity objectives. No proposed employment sites would affect wildlife sites afforded statutory protection (such as Sites of Special Scientific Interest or Special Areas of Conservation). However it is noted that the very large Stanton and Drakelow site and a small site in Hilton could have potential effects on a non-statutory County Wildlife Site(s). The likely impacts would be dependent on whether sites would be safeguarded, and positively managed through development or destroyed or degraded. Both Derby Urban Area sites (Sinfin and Holmleigh Way) would affect the Sinfin Moor Regionally Important Geological Site.
- 8.20 The Occupation Lane site (Woodville Regeneration Area) would have a positive impact on objectives to reduce crime and improve safety due to the derelict nature of part of the site (which has a history of being subject to vandalism and antisocial behaviour), and the inclusion of the Swadlincote to Woodville Regeneration Route which could increase capacity and reduce accidents on the constrained Clock Island in Swadlincote.
- 8.21 Sites in Swadlincote were considered to perform well in respect of increasing access to jobs and tackling deprivation. Sites would be well related to existing residential areas and would be accessible to communities with higher than average levels of deprivation. Other sites performed less well, although it is noted that sites on the edge of the city, Tetron Point (Swadlincote), Hilton and close to Drakelow are located close to consented (but not yet started), or potential large scale housing sites. Clearly where new development around sites brings forward better connectivity to the existing urban core, it is likely that site performance would be enhanced.
- 8.22 All sites, performed well against employment related objectives, although rural sites were considered more likely to contribute towards rural diversification. In contrast sites on the edge of the City and around Swadlincote would be less likely to support rural jobs and businesses. Sites around Swadlincote, Derby and Hilton, were considered more likely to support local and district shopping centres than those located in more isolated rural areas.

- 8.23 In respect of impacts on the historic character of the district the appraised sites have a mixed performance. The sites west of Chellaston could affect Sinfin Moor regionally important geological site and could have potential effects on archaeology). Sites at Swadlincote, Toyota Extension, Etwall Common, Hilton and Pilot Fields are identified as having limited potential for negative impacts. The Etwall Road site (Willington) is identified as having likely effects on the setting of the Trent and Mersey Canal and listed building located 200m to the east of the site. The Drakelow – Stanton site could have an impact on listed buildings locally including Royle Farm.
- 8.24 All of the sites have potential to affect local landscape, although the level and direction of impact would in most cases be related to how the sites are designed and implemented and what efforts are made to protect and respect local landscape and townscape character. However the Drakelow to Stanton site has been identified as likely to have a negative impact irrespective of mitigation on the basis that the site would lead to the effective coalescence of Swadlincote and Burton to the immediate south of the Swadlincote- Burton Greenbelt. This would affect the distinct identity of both settlements and create a significant area of development between them.
- 8.25 In respect of resource consumption and climate change impacts, it is known that the site at Etwall Common could be rail served. There is also identified potential for rail connectivity on the Sinfin Moor Site, Etwall Road site, (Willington), Cadley Hill, Tetron Point and Land West of the A444 Sites (Swadlincote) and the Drakelow and Stanton Site. Clearly where development is rail served that could ensure that sites are able to remove HGVs from the regional and national road network and would help allow rail (a more energy efficient form of transport) to offset the local increase in resource use.
- 8.26 All sites are likely to have negative impacts in respect of water, light, noise and air pollution due to their nature and extent. More positively almost all of the sites are located outside of areas identified as being at flood risk, the exception being Sinfin Moor. Most sites would lead to the loss of agricultural land, although a number of the sites identified include some previously developed, derelict or degraded land, for example sites at Etwall Common, Etwall Road, Willington, Occupation Lane, Land west of A444 (Swadlincote), Tetron Point, and Hilton. The Drakelow-Stanton site is also partially brownfield, although part of this site has been granted consent for a mixed use development and it is unlikely that this component of land would be included in a strategic employment site.
- 8.27 The performance of individual sites against the Sustainability Appraisal Framework is set out in Appendix 6 of this document. However a limited explanation of site characteristics and sustainability and guidance on whether sites have been allocated within the Plan is set out in the following table.

Table 8.5: Preferred and Non Preferred Employment Sites

Site	Site Status	Reasons for allocation or non-allocation
Holmleigh Way Derby	Not Allocated	Transport modelling undertaken to date shows that the addition of Lowes Farm would undermine the performance of the most likely mitigation package, leading to significant impacts from the additional development in the already sensitive area of the highways network. Notably, it is close to the already constrained A50/A514 junction and site

		<p>access would be only onto T12, which means considerable additional pressure would be put on key routes, including those serving Infinity Park and the rest of the GTC area to be developed. The proposed South Derby Integrated Transport Link, representing the main component of the proposed transport mitigation package for this part of the HMA, can only be delivered through the allocation of the strategic housing site at Wragley Way. Other potential strategic allocations in this part of the district would therefore need to be additional to this. Significant additional measures would be required to mitigate the impact of development at Lowes Farm but, to date, we are not aware that any deliverable options have been proposed that could help to bring this development forward within the plan period.</p> <p>GDATM is fully functional and in use for the final testing of the aligned Core Strategies, incorporating updated land use information. Outputs from early stages indicate that the area of the network in the vicinity of Lowes Farm continues to be constrained.</p>
Sinfin Moor (Lea Farm)	Allocated After 2018	This site is around 30ha, and would represent an extension for the Global Technology Cluster site in the City. There is no current requirement for large scale employment provision given the existing supply of land within the DUA. However the site may be an appropriate extension to the GTC (Infinity Park) beyond the Plan period.
Pilot Fields	Not allocated	This is a large greenfield site, which is poorly related to existing communities and would provide land well ahead of the identified employment needs within the Plan period.
Toyota Extension	Not Allocated	This is a large greenfield site which is in the ownership of a large manufacturing company. The site could accommodate any future expansion of Toyota, subject to planning, but would be unlikely to accommodate general employment needs.
Etwall: Common	Not Allocated	This is a very large site. The site owners intend to submit an application to the Planning Inspectorate for a Strategic Rail Freight Interchange on site. The scale of proposals is such that the Council would not be responsible for determining any application made to the Inspectorate. The site would be to meet National or Regional Infrastructure needs rather than local employment need.
Etwall Road Willington	Not Allocated	This is a large greenfield site extending 50ha. The site was subject to a planning application in 2007 for which an appeal was lodged on the grounds of non-determination. This was subsequently dismissed by the Planning Inspectorate partly on impact on local cultural heritage features. The site is poorly related to existing communities and would provide land well ahead of the identified need within the Plan period.
Hilton (Hilton Business Park)	Site Allocated	There are a number of identified sites which could accommodate employment growth in Hilton. However this site benefits from outline planning consent for 7ha of employment land as an extension to the existing Hilton Depot site to balance recent and future growth

		in the village and to offset losses at the same site to housing (this loss was not anticipated in the Employment Land Review forecasts).The employment element of the site is not at flood risk.
Land of Hilton Common, Lucas Lane	Not Allocated	This is a 51ha greenfield site. A small part of the site is identified as being at flood risk and there is a County Wildlife site located within the eastern part of the site. The site is adjacent to the settlement edge but is poorly contained by built development to the east and south East. Development would represent an intrusion into the open countryside to the east of Hilton.
Land of Derby Road (including Hilton Industrial Estate), Hilton	Not Allocated	This site extends around 18ha and is mainly greenfield. A small part of the northern section of the site is a SSSI although this site may have been impacted by the development of the A50 road which separates this area from the remainder of the Hilton Gravel Pits SSSI to the north. The site is located away from areas of flood risk.
Dove Valley Park	Site Allocated	This is a large site of around 30ha. It would represent an extension to the existing Dove Valley Park site. The Council are seeking to safeguard the site for employment use to meet the needs of a single employer, whose meet cannot be met elsewhere in South Derbyshire.
Cadley Hill, Swadlincote	Site Allocated	This site has consent (subject to legal agreements) for mixed use development. The site is well related to existing and proposed residential areas around Swadlincote and Church Gresley and would provide an additional 8ha of employment land
Tetron Point	Site Allocated	This is an existing commitment which has now been largely built out. It is well related to Swadlincote and proposed housing growth within the Swadlincote area
Land at Occupation Lane	Site Allocated	This site measures some 35ha and is poorly restored former minerals workings. Its offers opportunity to improve the fabric of the local area through employment led development. It is likely that the site would accommodate around 12ha of employment land. Site delivery would need to be supported by the creation of a new road to bypass the existing Clock Island.
Land West of the A444	Not allocated	Sites are a mix of previously developed and undeveloped land located adjacent to existing employment sites in Swadlincote. However the sites are beyond the A444 and would breach a ridgeline to the immediate west of the A444 and would represent a substantial intrusion in the countryside. Sites are located close to other committed employment sites within Swadlincote.
Land at Drakelow and Stanton	Not Allocated	This is a very large site which would deliver land significantly above identified local needs. It includes 14ha of consented employment land (included within the Drakelow Park mixed use scheme). The site would represent a major intrusion into the countryside. It is located partially within the Swadlincote Burton Green belt and would, if allocated lead to the coalescence of the two settlements.

9.0 SUMMARY OF PLAN EFFECTS

9.1 Types of Effect

9.2 As required by the SA guidance this section seeks to summarise the likely plan effects. It includes consideration of cumulative, synergistic and indirect effects where these have been identified and evaluated during the Sustainability Appraisal of the South Derbyshire Part 1 Local Plan. An explanation of indirect, cumulative and synergistic is as follows:

- Indirect or secondary effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. (An example of an indirect effect or secondary effect could include development which affects surface water drainage which in turn affects water quality in a local watercourse).
- Cumulative effects arise where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the plan have a combined effect. An example of a cumulative impact would be multiple small scale discrete developments which individually would have little effect on the local road network, but together could have more significant effects (i.e. development would have an additive effect).
- Synergistic effects interact to produce a total effect greater than the sum of the individual effects (such effects are relatively difficult to monitor but an example could be the emission of a number of gases, which alone and in isolation would have a minor impact, but if combined would have a significantly increased effect).

9.3 Cumulative and Secondary effects have been identified within Section 6 (Preferred Options Appraisal) and Section 7 (Plan Policy Appraisal) but are summarised below for easy reference.

9.4 EFFECTS AT A DISTRICT WIDE OR HIGHER LEVEL

Biodiversity

9.5 The Plan will not have any negative effect on the integrity of the River Mease Special Area of Conservation and as such will not act in combination with developments proposed in adjoining development plans (for example Lichfield, North West Leicestershire, and Hinckley and Bosworth). Indeed the Plan could, in combination with other programmes, help deliver improvements to water quality in the catchment up to 2028 by ensuring that actions to improve water quality in the river are not undermined by continuing development across the catchment. No significant direct or indirect effects are likely on other Special Areas of Conservation, Special Protection Areas or Ramsar sites. The Plan will not result in any direct losses or indirect effects to any Sites of Special Scientific Interest (SSSI) within or outside the Plan area.

9.6 The delivery of proposed housing and employment sites could have cumulative (negative) effect in respect of biodiversity as sites are cleared or prepared for development, especially where sites are located close to each other. The Council has sought to include a number of policies in the plan to ensure that new development retains noteworthy habitats on site and integrates these into the wider development. The Plan also requires development to contribute to long term biodiversity gain, as required by the National Planning Policy Framework. In particular policies included in the Plan to deliver green infrastructure and connect up existing green spaces, protect and enhance valued habitats and species and

secure new habitat creation including National Forest Planting (Policies INF7, INF8, and BNE3) could have long term beneficial effect by delivering biodiversity gains on potential development sites in the medium to long term.

Population and Human Health

- 9.7 The Plan will deliver at least 12,618 homes within the plan period and will allow the district to meet, in full, its objectively assessed need. It will also act in combination with Local Plans being brought forward in Amber Valley and Derby City to meet wider Derby Housing Market Area needs. The Plan requires that sites brought forward within the Plan period deliver up to 30% affordable housing (subject to viability) and at this level the existing shortfall of affordable homes within South Derbyshire will have been fully remedied by 2028. The plan also includes policy to ensure a mix of dwellings types, tenure and size to ensure that new homes fully meet local need. Taken together policies S4, H20, H21 should have a major long term beneficial effect by ensuring that housing delivery matches local needs.

Material Assets

- 9.8 The overall employment land needs of the Derby Housing Market Area have been calculated having regard to the overall growth in population and changing demographic needs of residents and the stock of existing provision across the HMA. South Derbyshire employment land requirements reflect the level of provision within Derby City and Amber Valley and cumulatively the allocation made in the three administrative areas will fully meet identified need.
- 9.9 The plan could have a beneficial effect in respect of improving local access to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and in respect of promoting healthy and sustainable travel or non-travel choices. The scale of growth proposed in South Derbyshire and neighbouring Authorities will be supported by new education, community and health facilities required to meet the needs of growing communities. New employment development is also proposed close to key settlements such as Swadlincote, Hatton, Hilton and Drakelow (near Burton on Trent), as well as in Burton on Trent, and Derby City. Policies which will work in combination to improve accessibility include Policies S6 (Sustainable Access), Policy S7 (Retail), Policy E1, (Strategic Employment Land), BNE1 (Design Excellence), BNE2 (Heritage Assets), INF1 (Infrastructure and Developer Contributions), INF2 (Sustainable Transport), INF4 (Transport Infrastructure Improvements Schemes); INF6 (Community Facilities), INF7 (Green Infrastructure), INF8 (the National Forest), INF9 (Open space Sport and Recreation).
- 9.10 Impacts in respect of transport effects, waste water capacity and effects on schools are considered in further detail on a sub district level due to the differing effects that development in different parts of the District will have.
- 9.11 The scale of housing and employment growth proposed could have a significant impact on townscape character and local distinctiveness. The Plan is seeking to ensure that development reflects local context and contributes towards the delivery of high quality design. The plan includes a Design Excellence Policy (BNE1), as well as a Heritage Protection Policy (BNE2), Landscape and Local Distinctiveness Policy (BNE4) and Green Infrastructure and National Forest Policies (INF7 and INF8 respectively) to improve the quality of new development on a district and sub district wide basis.

Soil, Water and Air.

- 9.12 Individually no specific development locations are likely to have significant effects in respect of waste generation. However, the scale of proposed growth across the Plan area and throughout the Plan period is likely to increase waste generation significantly during both the construction and use of sites. Impacts will be lessened through requirements for developers to minimise waste during construction and through requirements to include adequate storage areas for recycling and bring sites within new developments, and by supporting new waste treatment opportunities at the site level (Policy BNE1). The overall effects of growth within the Plan period will be further mitigated by on-going improvements to waste collection and recycling required by European and UK legislation.
- 9.13 The plan will have a significant negative effect in respect of greenfield land losses. This is perhaps inevitable in a rural district such as South Derbyshire with limited brownfield sites (or with those which exist largely committed for new developments such as power stations). However losses should be considered against the need for achievement of other sustainability objectives. Wherever possible growth has been directed to brownfield sites and a notable proportion of sites away from the edge of Derby City are brownfield or poorly restored sites having previously been used for minerals extraction or waste disposal. Overall greenfield land losses will be in the region of 540ha (including sites which have outline planning permission but are yet to start). Around 150ha of new development will be located on previously developed sites (excluding employment sites which are already commitments). Policies included in the plan to promote the reuse of brownfield land ahead of greenfield sites and deliver site remediation include Policy S1 (Sustainable Growth Strategy) and SD4 (Contaminated Land and Mining Legacy Issues) and Policy BNE4 (Landscape and Local Distinctiveness).
- 9.14 The scale of growth proposed in South Derbyshire is likely to increase noise and light pollution as a result of new housing and employment development and associated transport infrastructure. However effects are unlikely to be significant in isolation given existing (similar land uses) close to proposed development locations. However development close to Derby City, and to a lesser extent Drakelow, could increase traffic congestion and reduce air quality within existing Air Quality Management Areas in Derby and Burton on Trent and could lead to deterioration in air quality in combination with other housing and employment development proposed within those areas. Similarly large scale growth could increase surface water flows related to development and could lead to deterioration in water quality in receiving water courses. The Plan includes a number of policies which together will help mitigate the effects of development including policies SD1 (Amenity and Environmental Quality), SD3 (Delivering Sustainable Water Supply, Drainage and Sewerage) and BNE1 (Design Excellence).
- 9.15 The plan is unlikely to significantly increase flood risk either alone or in combination, as, in line with government policy, development has been largely directed to areas at lower flood risk. Development in a number of locations including Hatton, Primula Way, Drakelow Park, Hilton Depot and Occupation Lane, Woodville could potentially reduce flood risk within or around the development site by providing contributions towards the maintenance of flood defences (Hatton); through the provision of flood alleviation works which would reduce flooding off site (Primula Way), the potential removal of culverts on site (Hilton Depot and Drakelow) or improvements to local surface water drainage required to support

development (Occupation Lane). Policies included in the plan to ensure flood risk is not increased either on or off site includes policies SD2 (Flood Risk) and SD3 (Delivering Sustainable Water Supply, Drainage and Sewerage). However, there could be some circumstances where growth is accommodated in areas at flood risk where wider sustainability gains outweigh flood risk. In such locations the Plan could give rise to some increased flood risk, although it is unlikely that effects will be significant given the scale of such increases and the mechanisms in place to minimise such risks.

- 9.16 The scale of growth proposed could lead to an increase in the emission of climate change gases over the Plan period. However all development will be built to meet building regulations requirements which will continue to tighten over the early to middle part of the Plan period. Development has also been allocated for sites well related to existing services and facilities with access to a range of transport modes including public transport, walking and cycling to allow future residents to reduce their reliance on private cars.

Cultural Heritage (including architectural and Archaeological Heritage)

- 9.17 The Plan is unlikely to have any significant effect on the architectural and archaeological heritage of the district, but could have a number of locally important effects. These are identified at a sub district level due to the differing effects that development in different parts of the district will have.

Landscape

- 9.18 The plan is likely to have a significant negative effect in the local landscape in the short term as new strategic sites are prepared for development. Where a number of development locations are built out in close proximity at the same time the plan could give rise to cumulative (additive) effects and could erode local landscape character and distinctiveness. However the Plan includes policies (BNE1- Design Excellence and BNE4 Landscape and Local Distinctiveness) to minimise landscape and townscape effects through the retention of existing landscape elements; through the creation of new landscaping or strategic buffers and through requiring developers to consider the local context and design locally sensitive development. These measures could significantly reduce landscape and townscape effects and in particular are likely to reduce the negative effects of growth in the long term.

9.19 Cumulative Assessment - Derby Urban Area Sites

- 9.20 None of the sites identified around the edge of the City will impact statutory wildlife sites such as Sites of Special Scientific Interest or Special Areas of Conservation. There is limited potential for two sites to affect a non-statutory wildlife site (Hackwood Farm and Land West of Micklover) although the sites that could be affected are located on the edge of a proposed housing site which should mostly allow development to be steered away from these sites and an appropriate buffer secured on site. (Note in respect of Hackwood Farm there may be limited loss of the Radbourne Hedges CWS to facilitate the delivery of the site access). Two of the a housing sites proposed would lead to the partial loss of a Regionally Important Geological Site within the plan period, and an employment development to be safeguarded for after 2028 could lead to further loss after the end of the Plan period. Losses could be notable particularly in combination with the already consented Infinity Park commercial site and T12 route within Derby City.

- 9.21 All sites could significantly increase local green infrastructure provision and sites at Boulton, Chellaston, Sinfyn and Micklover could connect to green wedges within

the city and contribute towards maintaining their openness subject to appropriate site design and layout. All sites could affect protected species or locally valued habitats given their scale, although, given the largely greenfield (agricultural) nature of sites it is likely that large scale development could contribute towards long term biodiversity improvements in this area.

- 9.22 Cumulatively the sites identified on the edge of Derby City will fully meet objectively assessed need for the wider Derby Urban Area in combination with proposed housing sites in Derby City and Amber Valley.
- 9.23 Large scale growth in the DUA could both benefit from existing and proposed infrastructure provision (both within South Derbyshire and Derby City) but could also support the delivery of new infrastructure associated with proposed development. This could include community infrastructure such as schools, healthcare facilities, sports and open space provision as well as roads and walking and cycling routes. In particular large scale growth could allow the realisation of significant developer contributions sufficient to address capacity issues such as the need for an additional secondary school (or schools) in the DUA and the needs for increased highways capacity around Sinfin and Chellaston to alleviate significant congestion in along a number of radial routes into the City. However where improvements to infrastructure are not delivered in a timely fashion, the scale of growth proposed in the DUA could have a significant detrimental impact on residents in existing communities. Infrastructure delivery will therefore need to reflect the phasing of proposed growth.
- 9.24 In addition, growth around the DUA on a large scale, could contribute towards significant improvements to non-car transport infrastructure including the provision of a new 'Park and Ride' site at Boulton Moor and improved off road cycle connectivity, especially close to existing national cycle network routes in Sinfin/Chellaston and Mickleover. Large scale growth could also deliver a scale of development that could support improved local public transport provision which could increase accessibility for people living in new and existing communities.
- 9.25 The growth proposed within South Derbyshire is unlikely to be supported by major economic development in South Derbyshire within the Plan period. However, significant employment sites at Sinfin and Spondon (close to the District boundary and accessible to new communities planned in South Derbyshire) will help meet the District's employment land needs and provide for balanced and sustainable communities.
- 9.26 In respect of flood risk, none of the sites in the DUA in South Derbyshire are at significant levels of risk according to the Council's Strategic Flood Risk Assessment with the exception of the Primula Way Site. However flood alleviation measures to be delivered alongside the consented housing scheme on this site will remove this area from flood risk. Development in South Derbyshire would not increase flood risk in the city. However it is noted that the Infinity Park site in Derby City and the proposed extension in South Derbyshire is located on low lying sites which are at risk. Large scale growth in Derby City could increase water pollution, either through increased discharges to the local sewer network, which could lead to increased incidents of sewer overflows during intense rainfall events or increased flows to treatment works, both of which could lead to deterioration in water quality in local receiving watercourses which are already known to be failing water quality targets. However large scale growth around the southern edge of the city, would require a strategic improvement to the local sewer network to accommodate growth. These works would be delivered by Severn Trent Water

and could significantly enhance local sewerage capacity and potentially reduce the risk of sewer overflows and improve water quality locally.

- 9.27 In respect of other types of pollution, large scale growth on the edge of the city together with development in the city could exacerbate air quality failures on the inner and outer ring road in Derby. However, improved public transport, walking and cycling route provision together with enhanced highways capacity (provided by the committed and funded T12 route and the proposed South Derbyshire Link Road) could prevent the unmitigated deterioration of air quality in the City. Large scale growth in the DUA could erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate design.
- 9.28 Finally growth across a number of urban fringe locations in the DUA could have a notable incombination impact on local landscape and townscape character and in a number of locations could affect the setting of identified heritage assets such as listed buildings, historic parks and gardens or conservation areas. However growth for the most part will consist of strategic residential developments which could retain existing landscape elements on site and provide strategic landscaping to help mitigate landscape effects. Similarly careful design of development could help reduce impacts on heritage assets and could improve access to locally important heritage assets such as Elvaston Castle and the Trent Mersey Canal for people living in existing and planned communities in South Derbyshire and the City. Policies are included in the Plan to ensure that the effects of new development are mitigated.

CUMULATIVE ASSESSMENT – BURTON SITES

- 9.29 Growth at Drakelow is unlikely to have a significant incombination impact with other proposals in the Plan given that these are for the most part located away from the urban fringe at locations in Swadlincote, Repton and Hatton. However it is noted that growth in Drakelow could generate a demand for additional school places. Secondary pupils from the site are likely to be served by Swadlincotes Schools and it consider that there is capacity to accommodate this growth locally. Primary education needs will be met on site
- 9.30 Growth in Aston would be served by waste water treatment works in Clay Mills which has recently be upgraded. This has capacity to accommodate this level of growth in combination with new development in East Staffordshire and other communities in South Derbyshire also served by Clay Mills.
- 9.31 Mitigation to enable the effects of this proposal have been fully identified through the Planning consent and Section 106 agreement for this site which was granted in 2012.

9.32 CUMULATIVE ASSESSMENT - SWADLINCOTE SITES

- 9.33 None of the housing or employment sites identified around Swadlincote are likely to impact on statutory wildlife sites such as Sites of Special Scientific Interest or Special Areas of Conservation (The River Mease SAC). There is limited potential for a single site to affect a non-statutory wildlife site (land north of William Nadin Way) although the Plan seeks to steer development away from this part of the site. All sites would significantly increase local green infrastructure provision through requirements to contribute towards National Forest tree planting and other appropriate habitat creation. All sites could affect protected species and could contribute towards long term biodiversity improvements.

- 9.34 The sites identified in Swadlincote will contribute towards fully meeting objectively assessed need across the HMA in combination with proposed housing sites in Derby City and Amber Valley and would contribute towards improving the range and affordability in new homes across Woodville, Church Gresley and Swadlincote and Castle Gresley.
- 9.35 Growth at the scale proposed in Swadlincote could support the delivery of new infrastructure, or extensions to existing facilities, ensuring that growth makes the best use of existing infrastructure. This could include healthcare facilities, sports and open space provision as well as road capacity enhancements and walking and cycling routes. However growth in Woodville and Swadlincote would have an uncertain impact on school provision, although it is likely that the growth proposed could be accommodated, at the secondary level within existing schools. Further evidence is required to identify how best to meet local needs for primary school places in the town.
- 9.36 The Council is also seeking to bring forward the regeneration of a large site in Woodville, this would help reduce derelict or degraded sites in the District and could help improve the townscape around Woodville, Swadlincote and Church Gresley. The Council is seeking employment led regeneration of this site, and its delivery would be contingent on the provision of phase 2 of the Swadlincote – Woodville Regeneration route which would help reduce peak hour congestion around the Clock Roundabout and the A511 and A514. The regeneration of this route would therefore have benefits beyond the site itself. In addition growth around Swadlincote would contribute towards notable improvements to non-car transport infrastructure including the provision of improved off road cycle and footpath connectivity, in particular the development of sites around Swadlincote and Church Gresley will contribute towards improvements to the Burton to Swadlincote Greenway.
- 9.37 Employment provision in the town would be met at sites at Tetron Point, Woodville Regeneration Area and Cadley Hill. Sites are well related to existing communities and proposed housing sites and are relatively well served by non-car travel choices. Their delivery will provide for balanced and sustainable communities over the Plan period and will provide improved access to jobs for local residents across the whole of the Swadlincote area.
- 9.38 In respect of flood risk, none of the sites in Swadlincote are at significant floodrisk (although part of the William Nadin Way may include an area of risk around the Darklands Brook).
- 9.39 Large scale growth in Swadlincote would increase foul flows to Stanton or Milton Waste Water Treatment works. Milton works is operating above its consent limit, whilst Stanton is approaching its consent limit. Both works could therefore require additional capacity to accommodate additional foul flows from development sites identified in Swadlincote, together with flows in surrounding villages where growth is planned such as Repton. This could increase discharges into tributaries of the Trent which is already failing its Water Framework Directive targets in respect of water quality.
- 9.40 In respect of other types of pollution, large scale growth within and on the edge of Swadlincote could erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate mitigation. Growth in Swadlincote is unlikely to lead to significant impacts in respect of air quality as the

nearest air quality management areas are located some distance away in Burton on Trent and Derby City.

- 9.41 Growth within the town could have notable in combination impact on local landscape and townscape character. However growth for the most part will consist of strategic residential developments which would be likely to retain existing landscape elements on site and provide strategic landscaping, including National Forest Planting to help mitigate landscape effects consistent with policies included in the Plan. Similarly, the careful design of development could also help reduce impacts on heritage assets, although none of the sites identified are considered likely to have a significant impacts on the town's conservation area. Development within the Woodville Regeneration site could positively contribute towards safeguarding the Grade 2* listed bottle kilns located at the TG Greens site.

9.42 CUMULATIVE ASSESSMENT – NORTH EAST VILLAGES

- 9.43 Growth in Aston is unlikely to have a significant incombination impact with other proposals in the village or the wider area. However it is noted that growth in Aston could generate a demand for additional school places. Secondary pupils from the site are likely to be served by Chellaston School (in the Derby DUA) which is already at capacity. The Council is continuing to work with local schools and education authorities to identify how best to meet demand for school places arising from further development proposed in the Plan.

- 9.44 Growth in Aston would be served by waste water treatment works in Shardlow. This has capacity to accommodate this level of growth and is unlikely to require capacity improvements to accommodate this site.

9.45 CUMULATIVE ASSESSMENT NORTH WEST VILLAGES

- 9.46 Growth at the scale proposed the north western villages could support the delivery of new infrastructure, or the ongoing maintenance of facilities. This could include community infrastructure such as healthcare facilities, sports and open space provision as well as road capacity enhancements and walking and cycling route improvements. In particular growth around Hatton could support the maintainence of recently completed flood defences which will remove a significant number of properties from risk upto and including the 1:100 year flood event.

- 9.47 Local employment provision would support housing developments in this area with growth proposed at Hilton Depot and Dove Valley Park. In addition a large extension to an existing factory in Hatton has recently created 425 new jobs. Employment sites are reasonably well related to existing communities and sites in Hatton and Hilton are well related to existing and proposed communities. Their delivery will provide for balanced and sustainable communities over the Plan period.

- 9.48 Large scale development across a number of villages including Hatton, Ewtall and Hilton (as well as growth on the western edge of the City) can not be accommodated by existing electricity distribution infrastructure and it is likely that the scale of growth proposed in this area will need to be supported by significant improvements to the local electricity supply network. The Council is working with the local electricity distribution company to ensure that such infrastructure can be delivered in a timely fashion.

- 9.49 Growth in this area would be served by waste water treatment works in Etwall and Burton on Trent (Clay Mills) both sites have capacity to accommodate additional flows from sites earmarked for growth across the Plan area incombination with

growth in East Staffordshire. However, like other areas waste water will eventually be discharged to the Trent which is failing its Water Framework Directive targets in respect of water quality.

9.50 The delivery of multiple sites within this area could erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate mitigation, sites are unlikely to act in combination to worsen impacts due to the scale of sites and the separation between sites. Growth in the villages is unlikely to lead to significant impacts in respect of air quality as the nearest air quality management areas are located some distance away in Burton on Trent and Derby City.

9.51 CUMULATIVE ASSESSMENT – CENTRAL VILLAGES

9.52 Growth in Repton is unlikely to have a significant incombination impact with other proposals in the village or the wider area included within the Plan. However it is noted that growth in Repton could generate a demand for additional school places. Secondary pupils from the site are likely to be served by John Port (Etwall) (which is at capacity, although is likely to be able to expand to accommodate pupils generated by sites included in the plan.

9.53 The proposed site in Repton would be served by waste water treatment works in Milton. Milton works is operating above its consent limit and could therefore require additional capacity to accommodate additional foul flows from development sites identified in around Woodville. This could increase discharges into tributaries of the Trent which is already failing its Water Framework Directive targets in respect of water quality.

SECTION 10: HOW THE SUSTAINABILITY APPRAISAL PROCESS HAS INFLUENCED PLAN MAKING AND THE MITIGATION MEASURES IDENTIFIED

10.1 Broad Options

10.2 The broad options appraisal work was mostly undertaken between January 2010 and July 2011 to reflect consultations undertaken on the broad options for growth and in particular consultations on Issues and Alternative Options and the Derby Housing Market Area Options for Growth Consultation. This process identified broad options to address the key issues identified in the first stage of consultation (Issues and Ideas) undertaken in January 2009.

10.3 In assessing the broad options identified in the plan against the sustainability appraisal the Authority was able to conclude which options were likely to have the most positive economic and social effects and the least detrimental environmental effects. The appraisal process also offered opportunity to consider whether all reasonable options had been considered by the Council in establishing broad options. Indeed through the SA the Authority has identified a number of broad strategic options not previously considered by the Authority. As such this process has presented opportunity to appraise other reasonable options and where appropriate amend the Plan accordingly. Significant broad options identified through the Sustainability Appraisal process included the need to consider the appropriateness of options for accommodating growth around Burton on Trent, the need to consider transport approaches which combine a mix of improvements to existing infrastructure, demand management and improve public transport (this hybrid option was eventually selected as the Council's preferred approach) and the need to deliver higher housing growth options put forward by a consortium of developers.

10.4 Preferred Options

10.5 Having identified the preferred development options the Council undertook more detailed appraisal work on the likely effects of development and where appropriate identified measures capable of reducing effects. These are documented in the following table, but were used to inform the development and scope of policies included in the the Draft Part 1 Local Plan.

Table 10.1 Measures identified during Preferred options work to mitigate Plan effects			
Sustainability Topic	Sustainability Objective	Measures to inform policy creation (and mitigate Plan effects) identified during preferred options appraisal	Included in policy Policy Number
Biodiversity, Flora and Fauna*	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<ul style="list-style-type: none"> - Include a requirement for the Plan to deliver biodiversity gain on site - Include a requirement that developments address biodiversity targets - Include a requirement that development is supported by Green Infrastructure delivery 	BNE1, BNE3 BNE1 INF7

Population and Human Health	To provide decent and affordable homes that meet local needs	- Inclusion of a housing policy to ensure that affordable housing needs and other needs are met	S4, H20, H21
	To improve the health and well-being of the population	- The inclusion of a policy that requires that new developments are bought forward alongside green infrastructure and on site	INF7, INF8, INF9
	To improve community safety and reduce crime and fear of crime	- Promote the reuse of previously developed and derelict sites ahead of greenfield locations - Require that site remediation and mining legacy issues are resolved prior to development	S1 SD5
	To improve educational achievement and improve the District's skills base	- Include a requirement in the plan to ensure that where developments increase the need for schools or other community infrastructure development is required to deliver or contribute to the delivery of such.	INF1, INF6
	To promote social inclusion and reduce inequalities associated with deprivation across the District	- Include a policy to require appropriate affordable housing delivery - Include a requirement in the plan to ensure that where developments increase the need for community infrastructure development is required to deliver or contribute to the delivery of such.	H21 INF1, INF6
Material Assets	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	- Include a policy in the plan to resist existing employment land losses - Include a policy to deliver new employment in locations well served by public transport - Include a policy to support the provision of new local centres within large urban extensions in the DUA - Include a policy for the delivery of green infrastructure necessary to support development	E3 S1 S7 INF7
	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	- Include a policy in the plan to ensure that transport needs can be met via a range of transport modes and supports sustainable travel choice and alternative travel options - Inclusion of a policy to ensure that new development is supported by appropriate travel plans and other measures to secure non car travel.	S6, INF2 S6, INF2
	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	- Include a policy in the plan to resist existing employment land losses - Include a policy to deliver new employment in locations well served by public transport - Include a policy in the Plan which sets out the circumstances where extensions to existing businesses will be accommodated	E3 S1 E2
	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	- Include a policy to deliver new employment in locations well served by public transport - Include a policy in the Plan which sets out the circumstances where extensions to existing businesses will be accommodated - Include a policy in the Plan to support farm and rural diversification and bring forward a mix of employment premises on site	S1, S5 E2, E7 E1, E2
	To enhance the vitality and viability of existing town and village centres	- The inclusion of a policy in the Plan to support town centre regeneration	S7

	To improve the quality of new development and the existing built environment.	<ul style="list-style-type: none"> - The inclusion of a design policy to ensure building design is sustainable, appropriate to the wider area and has regard to National Forest Design Principles. 	BNE1
Soil, Water and Air	To minimise waste and increase the reuse and recycling of waste materials	<ul style="list-style-type: none"> - Inclusion of a design policy to the provision of storage space for recycling, compost bins and bring sites 	BNE1
	To promote sustainable forms of construction and sustainable use of natural resources	<ul style="list-style-type: none"> - The inclusion of a policy to support government objectives to deliver zero carbon homes - The inclusion of a renewable energy policy to support the delivery of low and zero carbon energy developments - The inclusion of a general design policy to minimise resource use - The inclusion of a water efficiency policy 	S3 SD6 BNE1 SD3
	To reduce water, light, air and noise pollution	<ul style="list-style-type: none"> - Inclusion of SUDS policy to reduce flood risk and diffuse pollution associated with surface water flows - A the inclusion of policy to ensure homes are not located close to unneighbourly uses - Inclusion of policy in the plan to reduce potential effects associated with noise, air (including odour) and light pollution - The inclusion of a land remediation/contamination policy to ensure sites are remediated 	SD3 SD1 SD1 SD4
	To minimise the irreversible loss of undeveloped (greenfield) land	<ul style="list-style-type: none"> - Targeting growth towards previously developed land - The inclusion of an appropriate windfall policy to ensure that unsuitable, or no longer required commercial developments can be reused for alternative uses - The inclusion of a remediation/contamination policy to ensure sites are remediated 	S1 E3 SD4
	To reduce and manage flood risk and surface water runoff	<ul style="list-style-type: none"> - Include policy to steer growth away from areas of flood risk, and inform the design and layout of development - Inclusion of SUDS policy to reduce flood risk associated with surface water management. - Inclusion of policy to ensure new developments are resilient to flooding - Inclusion of policy to support the restoration of watercourses where appropriate 	SD2 SD3 SD3 SD3
Climatic Factors	To reduce and manage the impacts of climate change and the District's contribution towards the causes	<ul style="list-style-type: none"> - Include a policy to support the delivery of energy efficient development - Include a policy in the plan to ensure that development contributes towards reducing the effects of climate change - Include a policy in the plan to support the delivery of new zero carbon, low carbon energy generation 	S3 SD3, BNE3 SD6

Cultural Heritage (including architectural and Archaeological Heritage)	To protect and enhance the cultural, architectural and archaeological heritage of the District	<ul style="list-style-type: none"> - A general requirement is included in the Plan to ensure heritage assets are recognised enhanced where possible. - Inclusion of a specific heritage policy in the plan to protect sites and their settings from development. 	S1 BNE2
	To improve access to the cultural heritage of the District for enjoyment and educational purposes	<ul style="list-style-type: none"> - Inclusion of heritage policy in the Plan to support the integration of heritage assets in to development sites and improve public access to sites 	BNE2
Landscape	To conserve and enhance the District's landscape and townscape character	<ul style="list-style-type: none"> - That the districts landscape character and urban and rural character is recognised and enhanced wherever possible - Inclusion of policy to reduce landscape effects of development. - Require that landscape features are retained on site and tree planting and other measures to reduce landscape effects are delivered on site 	S1 BNE4 BNE4

10.6 Policies

10.7 Subsequent to identifying part 1 Policies, the Council then appraised the individual policies included in the plan. This exercise, together with consultation responses received back during the Part 1 Local Plan Consultations allowed the refinement of policies. The following table documents changes made to the policies as a result of the Council's Sustainability Appraisal. The changes listed below have been incorporated in the Submission Draft of the Part 1 Local Plan. Further modifications to the Local Plan resulting from the Local Plan examination after submission have been further subject to appraisal and the preceding chapters updated to reflect likely changes in plan or policy performance to these amendments.

Table 10.2 Refinements made to Plan Policies in Response to the Appraisal of Policies		
Policy Number	Policy Description	Amendments made as a result of Sustainability Appraisal
Strategic Policies		
S1	Strategic Growth Strategy	No amendments made to this policy as a result of the Sustainability Appraisal
S2	Presumption in Favour of Sustainable Development	No amendments made to this policy as a result of the Sustainability Appraisal
S3	Environmental Performance	No amendments made to this policy as a result of the Sustainability Appraisal
S4	Housing Need	No amendments made to this policy as a result of the Sustainability Appraisal
S5	Employment Land Need	No amendments made to this policy as a result of the Sustainability Appraisal
S6	Sustainable Access	No amendments made to this policy as a result of the Sustainability Appraisal
S7	Retail	No amendments made to this policy as a result of the Sustainability Appraisal
S8	Green Belt	Changes made to Plan policies include to include <ul style="list-style-type: none"> - Support measures to improve public access to areas located in the greenbelt or adjacent green wedges and improve connectivity to existing built up areas nearby. - Setting out a need to review smaller scale amendments to greenbelt via the Part 2 (Sites and Boundaries Local Plan). - Including relevant text in policy H13 (Boulton Moor) to require that developments seek to preserve the open character of the adjacent

		greenbelt through appropriate site design and layout.
Housing Policies		
H1	Settlement Hierarchy	No amendments made to this policy as a result of the Sustainability Appraisal
H2	Land North of William Nadin Way, Swadlincote	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - The policy should explicitly include a requirement to ensure development does not affect away Breach Leys County Wildlife Site. - The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. - Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment
H3	Land at Church Street/Bridge Street/Football Club site, Church Gresley	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. - Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment
H4	Land at Broomy Farm, Woodville	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - A requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including the provision of a tertiary cycle route connecting Woodville and Midway to Swadlincote Town Centre. - Require that the hedgerow along the alignment of the watercourse is retained where practicable and provide a significant strategic buffer to the northern edge of the site to reduce landscape and visual amenity effects from viewpoints to the north.
H5	Council Depot, Swadlincote	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - The policy should explicitly set out a requirement for growth to contribute towards and connect to enhanced walking and cycling route provision locally, including NCN63 Burton to Leicester Route. - Include a requirement for any development application to be supported by an appropriate ground survey, including where appropriate, a coal mining risk assessment - Development steered away from areas of flood risk around the Darklands Brook.
H6	Drakelow Park, Drakelow	No amendments made to this policy as a result of the Sustainability Appraisal.

H7	Land at Hilton Depot, Hilton	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - Include a requirement for the site to connect to local cycle routes - Include a requirement for substantial areas of tree planting to the south and west of the site to be safeguarded with these areas being opened up for public access wherever possible. - Require that any planning application be supported by appropriate flood risk assessment work to inform site layout and design. - Require that development reflects the location of a non-statutory county wildlife site to the south of the site.
H8	Former Aston Hall Hospital, Aston On Trent	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - Require policy to adequately screen development from the south to minimise landscape effects - Encourage developers to make new facilities and open space publically accessible to existing village residents wherever practicable.
H9	Land at Longlands, Repton	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - Policy should specifically require that development reflects the historic character of the village and protects the setting of nearby designated and non-designated heritage assets in addition to preserving landscape and townscape character. - Development should contribute to the delivery of enhanced walking routes including along Milton Road. - Development should reflect local landform and be designed to minimise effects on the local landscape.
H10	Land South of Willington Road and Land South of Sutton Lane, Etwall	No amendments made to this policy as a result of the Sustainability Appraisal
H11	Land North East of Hatton	No amendments made to this policy as a result of the Sustainability Appraisal
H12	Highfields Farm, Littleover	No amendments made to this policy as a result of the Sustainability Appraisal
H13	Boulton Moor, Derby	No amendments made to this policy as a result of the Sustainability Appraisal
H14	Chellaston Fields, Chellaston	No amendments made to this policy as a result of the Sustainability Appraisal
H15	Wragley Way (South of Derby)	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - Require that developers to provide an assessment of the impact of development on the RIGS resulting from the detailed design and layout of development which includes mitigation as appropriate. - Require appropriate sound attenuation/noise mitigation from the railway line to the south east of the site.
H16	Primula Way, Sunny Hill	Changes to the policy previously consulted upon as a result of the appraisal of

		this policy against the SA Framework include: <ul style="list-style-type: none"> - Include a requirement for appropriate sound attenuation/noise mitigation from the railway line to the south east of the site.
H17	Holmleigh Way, Chellaston	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - The requirement for appropriate noise attenuation close to the A50. - The requirement for development on this site not to prejudice the development of a new link road proposed to serve development around Sinfin and around Infinity Park. - The requirement to provide an appropriate buffer between new housing development and Holmleigh Way.
H18	Hackwood Farm, Mickleover	No amendments made to this policy as a result of the Sustainability Appraisal
HXX	Land West of Mickleover	Changes to the policy proposed by the Council as a result of the appraisal of this policy against the SA Framework include the insertion of the requirement to protect two county wildlife sites which are immediately adjacent to the site.
H19	Housing Balance	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include the insertion of the requirement to deliver a mix of tenures in delivering housing.
H20	Affordable Housing	No amendments made to this policy as a result of the Sustainability Appraisal
H21	Sites for Gypsies, Travellers and Travelling Showpeople	No amendments made to this policy as a result of the Sustainability Appraisal
Employment Policies		
E1	Strategic Employment Land Allocation	Employment sites allocated in the Plan listed in the Policy following discussions during the appraisal process
E2	Other Industrial and Business Development	Added protections in respect of landscape, cultural heritage and the natural environment have been added to clause i.
E3	Existing Employment Areas	No amendments made to this policy as a result of the Sustainability Appraisal
E4	Strategic Location for Global Technology Cluster (Infinity Park) Extension	No amendments made to this policy as a result of the Sustainability Appraisal
E5	Safeguarded Employment Site – Dove Valley Park	No amendments made to this policy as a result of the Sustainability Appraisal
E6	Woodville Regeneration Area	Policy amended to require employment led regeneration of the site
Sustainable Development Policies		
SD1	Amenity and Environmental Quality	No amendments made to this policy as a result of the Sustainability Appraisal
SD2	Flood Risk	Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include: <ul style="list-style-type: none"> - Including provision in the policy for development to support the maintenance of existing (as well as creation of new flood defences) to help ensure the long term functioning of defences. - A requirement for new development not to affect the integrity of existing flood defences.
SD3	Delivering Sustainable Water Supply, Drainage and Sewerage	Changes to the policy previously consulted upon as a result of the appraisal of

		<p>this policy against the SA Framework include:</p> <ul style="list-style-type: none"> - Adding a requirement into the policy for SUDS to deliver biodiversity gain on site to strengthen the performance of the policy in respect of biodiversity effects.
SD4	Contaminated Land, Land Instability and Mining Legacy Issues	scope of the policy widened to include unstable land.
SD5	Minerals Safeguarding	No amendments made to this policy as a result of the Sustainability Appraisal
SD6	Sustainable Energy and Power Generation	No amendments made to this policy as a result of the Sustainability Appraisal
Built and Natural Environment Policies		
BNE1	Design Excellence	<p>Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:</p> <ul style="list-style-type: none"> - Require that new development addresses sustainable travel. - Need to more fully address waste issues. Possibly within a new waste or resource use section to provide greater emphasis on sustainable waste management. - The section of local character and pride could be expanded to place greater emphasis on improving accessibility to cultural heritage.
BNE2	Heritage Assets	No amendments made to this policy as a result of the Sustainability Appraisal
BNE3	Biodiversity	<p>Changes to the policy previously consulted upon as a result of the appraisal of this policy against the SA Framework include:</p> <ul style="list-style-type: none"> - Policy amended to reference the need to support biodiversity gain and deliver net gains in biodiversity - Amended bullet added to ensure ancient woodland and veteran trees are protected within the policy (also in response to comments from Woodland Trust)
BNE4	Landscape Character and Local Distinctiveness	<p>Changes made to this policy include:</p> <ul style="list-style-type: none"> - The inclusion of a policy to protect best and most versatile land to reflect national policy and protect the most productive agricultural land.
Infrastructure Policies		
INF1	Infrastructure and Developer Contributions	No amendments made to this policy as a result of the Sustainability Appraisal
INF2	Sustainable Transport	No amendments made to this policy as a result of the Sustainability Appraisal
INF3	Strategic Rail Freight Interchange	<p>This policy was first included in the Draft Part 1 Local Plan published for consultation in autumn 2013, having previously been policy I3. Changes made to the policy as a result of the SA process (and to reflect consultation comments made during the Draft Local Plan Consultation) include:</p> <ul style="list-style-type: none"> - Require that new development is well designed, possibly by cross referencing Policy BNE1 (Design Excellence). - Specify the need for the developer to investigate the feasibility of utilising waste heat from Willington Power Station

		<ul style="list-style-type: none"> - The developer makes appropriate provision for convenient access to the site on foot, by cycle and by public transport
INF4	Transport Infrastructure Improvement Schemes	<p>Changes made to this policy as a result of the SA process include:</p> <ul style="list-style-type: none"> - Requiring that schemes minimise their impact on the environment, heritage assets and natural features - Require that scheme take full account of recreational routes affected by, the schemes and provide for the needs of pedestrians, cyclists and people with impaired mobility. - Mitigate any potential flood risk impacts associated with new route especially in respect of Swarkestone Causeway and the Regeneration Route
INF5	East Midlands Airport	No amendments made to this policy as a result of the Sustainability Appraisal
INF6	Community Facilities	No amendments made to this policy as a result of the Sustainability Appraisal
INF7	Green Infrastructure	No amendments made to this policy as a result of the Sustainability Appraisal
INF8	The National Forest	No amendments made to this policy as a result of the Sustainability Appraisal
INF9	Open Space, Sport and Recreation	This policy has been amended to reflect the insufficient supply of open space, sport and recreation provision and sets out the need to address deficits where possible.
INF10	Tourism Development.	<p>Changes made to the previous version of this policy in response to the sustainability appraisal (and consultation comments) are as follows:</p> <ul style="list-style-type: none"> - Policy amended to allow development close to tourist destinations where there is demonstrable need and to ensure it reflects better Policy INF8 (the National Forest) and to remove competition for housing for tourism purposes in settlements which are likely to face notable demand for conversion - Require that buildings are of a reversible nature in order that they can be removed in order that where insufficient demand exists to support businesses buildings can be removed.

SECTION 11: IMPLEMENTATION AND MONITORING

11.0 LINKS TO OTHER TIERS OF OF PLANS AND PROGRAMMES AND THE PROJECT LEVEL.

- 11.1 As previously noted in Section 1 the Part 1 Local Plan will provide for strategic growth within South Derbyshire to 2028. Further, non strategic sites together with detailed planning policies and other non strategic issues will set out in a subsequent Part 2 'Sites and Boundaries' Local Plan. In addition to this the Council will seek to prepare additional Supplementary Planning Guidance to help provide greater clarity on the requirements of the policies set out in the Part 1 and Part 2 Local Plans. To date Supplementary planning documents proposed by the Council will include guidance on Urban Design and Transport and Parking Standards, although this list could change over the life of the Plan opportunities or issues arise. Together these documents will form the Local Development Plan for South Derbyshire.
- 11.2 Prior to the Part 2 Local Plan being adopted the Council will continue to rely on a number of policies included in the Adopted Local Plan (1998). A list of these can be viewed at Appendix 1 of the Part 1 Local Plan.
- 11.3 The Part 1 Local Plan includes a number of specific housing and employment land proposals which will come forward within the Plan to 2028. The purpose of this sustainability appraisal is to identify the potential effects of the plan (and the proposals and policies it contains), but due to the strategic nature of the SA process it rarely considers specific projects in the same level of detail that they are subjected to once they reach project stage (and planning applications are submitted). The Council will need to consider whether specific projects could give rise to significant effects on the environment by virtue of the nature, scale and location under requirements set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Where projects are deemed by the Authority (or in some cases the Secretary of State) as likely to give rise to significant effects these will be subjected to Environmental Impact Assessment. To date EIA has been undertaken, or is being undertaken on a number of residential sites which are proposed Local Plan Designations. These include sites at Drakelow Park, Boulton Moor, Chellaston Fields and Highfields Farm.
- 11.4 Where strategic sites are considered likely to have a significant effect on the environment and EIA is not required the Council will still usually require the submission of detailed environmental and other relevant data to help determine any planning application. This can include information considering, flood risk and drainage, contaminated land, air quality, noise and vibration, ecology surveys, transport assessments, cultural heritage and archaeology assessments and Landscape and Visual Assessments.

11.5 Developing a Monitoring Framework

- 11.1 The SEA Directive requires the significant environmental effects of plans and programmes to be monitored, in order to identify at an early stage unforeseen adverse effects and to be able to take appropriate action where necessary.
- 11.2 The monitoring undertaken on the Part 1 Local Plan will help to:
- monitor the significant effects of the plan
 - track whether the plan has had any unforeseen effects
 - ensure that action can be taken to reduce / offset the significant effects of the plan
 - provide baseline data for future sustainability appraisals, and
 - provide evidence of how the environment / sustainability criteria of the area are evolving.
- 11.3 The requirements of the SEA Directive focus on monitoring the effects of the plan. This equates to both the plan's significant effects and also unforeseen effects. It may be difficult to implement monitoring mechanisms for unexpected effects, or to attribute such effects to the implementation of the Plan when they occur as often other plans, projects or programmes could all effect the quality of environment, economic performance or the social aspects of the plan.
- 11.4 It is good practice for the monitoring of significant sustainability effects to be integrated with other monitoring of the Local Development Framework. For this reason, the Council will report significant sustainability effects as part of its existing monitoring regime. Proposed significant sustainability effects indicators are included in the Sustainability Appraisal Framework. These have been drawn from the baseline information and key sustainability issues identified within the Sustainability Appraisal Scoping Report and are identified to monitor potential significant adverse effects highlighted in the main report
- 11.5 A complete monitoring framework will be established prior to the Adoption of the Part 1 Local Plan.

SECTION 12: WHAT HAPPENS NEXT

12.0 What Happens Next

- 12.1 Sustainability Appraisal Report accompanies the Part 1 Local Plan Submission and is a key output of the appraisal process, presenting information on the likely effects of the plan.
- 12.2 The Secretary of State who will appoint an inspector to examine the Plan. The role of the inspector during the examination process will be to consider the soundness of the Local Plan, using the sustainability appraisal as part of the evidence base.
- 12.3 If any significant changes are made to the Part 1 Local Plan as a result of the examination process that may lead to additional significant effects not already covered in the sustainability appraisal, the report may need to be reviewed and updated, with changes documented ahead of Plan adoption.

South Derbyshire District Council
Community and Planning Services

Local Development Framework

**Sustainability Appraisal
Modifications Update
Local Plan Part 1
Main Report
2016**

