

Site: SGA13 – South of Sawley

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approx. 525 residential units would be expected to deliver more diversity in housing stock within the plan area. The ability to deliver a range of house types including an element of affordable housing is likely to be favourable on increasing the accessibility of housing to a range of social groups.	Major positive +2	Major positive +3
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, this site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople although what a site may or may not contribute is unknown at this time.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

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1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which is greenfield and does not have any existing dwellings within it which require improvement does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. There is potential that development of the site would encourage investment in neighbouring urban areas and that this would lead to positive change, but this is unlikely to be a strong link.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within The Nottingham conurbation rather than provision resulting from development of the site.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long term. However, construction activity associated with implementing the site would be likely to provide a short-term boost to the diversity and quality of jobs locally to a moderate extent given the scale of	Minor positive +1	Major positive +2

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		potential development.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long term. However construction activity associated with implementing the site would be likely to provide a short term boost to employment opportunities locally and to a moderate extent given the scale of potential development.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. Development of arable greenfield land has the potential to risk existing levels of productivity associated with the land's arable use, however in this case the land is classified as 'poor' in agricultural land classification terms so such an effect is mitigated.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land uses.	Neutral 0	Neutral 0

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3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	2. Will it provide business/university clusters?	Development on the site would not be of a scale or type to provide for business or university clusters.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	The site would not be of a scale to accommodate the creation of new jobs in the long term, including in high knowledge sectors.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak.	Neutral 0	

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structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land uses.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in additional population that would be reliant on the use of existing nearby facilities within The Nottingham conurbation. This is because the site would not be in a position to accommodate retail provision due to its limited scale and associated viability constraints. This would therefore provide direct additional expenditure capacity to Long Eaton.	Major positive +2	Major positive +2
5. Health and Wellbeing To improve health and wellbeing and reduce	1. Will it reduce health inequalities?	The location of the site adjacent to The Nottingham conurbation means that an increased proportion of the population within the plan area will be able to access services and facilities through active means (walking	Minor positive +1	Major positive +4

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health inequalities.		and cycling) and this will help to promote healthy lifestyle choices. Whilst the site is not of a scale likely to support health facilities, a housing development would be expected to provide a network of green space which is publically available and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The sites location adjacent to The Nottingham conurbation which contains existing facilities does provide the potential for enhancing the proportion of the Borough's population who can easily access facilities, resulting in minor improvement to overall access.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	A Public Right of Way defines the southern boundary of the site along the flood alleviation bund and provides access to the Trent Valley area of Erewash Countryside containing a wide range of recreational opportunities. This would provide opportunity for recreational physical activity for a new population on site, however does not represent an increase on current offer. The fact that the site will need to provide some element of green/ open space to facilitate the needs of the incumbent population on land which is currently inaccessible to the public also presents additional opportunity which may result in some net gain for existing populations also.	Minor positive +1	

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5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	A development of 525 homes would be expected to provide a generous proportion of open and green space across the site. With the land currently privately owned, a strategically-sized housing development should provide a variety of new spaces arranged in a coherent network to help with the recreational and amenity needs of potential future residents which would represent a net gain in open space provision. Given the absence of existing publically accessible open space within the site at present, opportunities to enhance the quality of existing open spaces are unlikely to arise.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is classified arable and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities however the land is classified as 'poor' in agricultural classification terms and this mitigates the effect.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 525 dwellings at this location will result in the urbanising of rural land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2

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6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The land upon which this site would be delivered does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in a much expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.	Minor negative -1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to The Nottingham conurbation means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements to a notable extent given the scale of development.	Major positive +2	Major positive +3
7. Social Inclusion To promote and support	2. Will it improve access to,	Delivery of this site would result in a notable increase in	Minor positive	

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the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	encourage engagement with and residents' satisfaction in community activities?	population adjacent to The Nottingham conurbation. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within it. The site would be too limited in scale to provide any additional facilities however and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.	+1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this.	Neutral 0	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The site would not be of the scale required to provide a new school, however it would be expected to make sufficient contribution to the existing educational system to support the additional population generated by the site.	Neutral 0	
8. Transport To make efficient use of	1. Will it use and enhance existing	Development of the site would result in a new population making use of enhanced transport infrastructure	Minor positive	Major positive

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the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	transport infrastructure?	provided by the adjacent conurbation however will be unlikely to be in a position to provide specific new infrastructure measures which result in wider network benefit given the relatively modest scale of development and need to maintain positive viability.	+1	+2
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site adjacent to the Nottingham urban city conurbation would enable access to existing facilities and services to be via sustainable forms of travel – including walking and cycling. However, this is largely neutralised by the fact that the existing network would be required to expand into the countryside to accommodate the site, resulting in adverse risk to the environment.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site adjacent to The Nottingham conurbation will enable access to jobs, facilities and services to be achieved via means other than the private car. Ultimately however, the development would result in additional car usage relating to an expanded local population on land which currently does not contain any significant car use – generating uses; the proximity to facilities and limited scale of the site however limits this effect relatively.	Neutral 0	

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8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this. However, due to the sites location adjacent to The Nottingham conurbation and the facilities it provides, development of the site would result in an increased proportion of the Borough's population able to easily access conurbation provided facilities.	Minor positive +1	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site is exclusively greenfield in its classification, so development would not make efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Much, if not all, of the land within the site boundaries is in agricultural use which generally doesn't support higher levels of biodiversity due to intensive land management levels. However, there are lengthy sections of hedgerow across the site which support bird species. Development would inevitably displace hedgerow and hedgerow trees, leading to harm occurred by the habitats currently in place across the site.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop	1. Will it result in additional energy use?	A sizeable development scheme consisting of around 525 homes would inevitably result in additional energy use owing to the land's undeveloped, greenfield status which sees only trace amounts of energy required. The	Major negative -2	Neutral 0

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low-carbon energy resource, reducing dependency on non-renewable sources.		potential need to provide of energy to several hundred new homes would see a steep increase in energy usage by occupants of all domestic buildings across the site. Whilst community energy schemes have the possibility of being pursued, this would still result in a notable increase in energy use in excess of the current baseline level.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of such a large number of new homes would make a notable contribution to the energy efficiency of building stock within the plan area. The proposed development size would see the addition of around 1% of the current number of dwellings in Erewash, and it would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites such as South of Sawley have the potential to support the generation and use of renewable energy because of the relatively high scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can supply energy back to networks. However, masterplanning will be required to understand the level of potential.	Neutral 0	

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10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising several hundred new homes do offer much greater opportunities to explore the practicalities of introducing community energy systems where the potential of scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the implementation of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of sizeable stock at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk	1. Will it increase levels of air, noise and other types of pollution?	Development of this scale would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the introduction of vehicular	Minor negative -1	Minor negative -1

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posed by air, noise and other types of pollution.		trips to a previously undeveloped site. However, the construction and occupancy of on-site buildings would see a rise in pollution emissions. Although with new buildings all likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and materials.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	The site is located wholly within the Environment Agency's Flood Zone 3 signalling that flood risk in this general area is extremely high. More refined flood modelling undertaken for a Strategic Flood Risk Assessment shows the site sits entirely within Flood Zone 2, with a flood alleviation bund separating land from more vulnerable areas south of a raised embankment. Nevertheless, development of greenfield land in the close vicinity of the River Trent would inevitably impact the site's hydrology and remove the ability for rainwater to naturally soak away into the ground. Development would therefore increase the likelihood of flooding rather than minimise it, urbanising an area which has seen flooding occur historically, impacting on the flows of surface water in a sensitive location.	Major negative -2	Major negative -6
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. With the River Trent so closely situated beyond a flood alleviation embankment, the urbanisation of land caused by the construction of housing would threaten to impact on the quality of water. This would not be as a consequence of	Minor negative -1	

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quality.		improper discharges into the River Trent, but an altered subterranean hydrology that could no longer fully rely on undeveloped fields to absorb rainwaters through natural drainage processes.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	A site consisting of several hundred new homes is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Despite improvements in water efficiency, development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	Following directly on from 10(3) above, there is little scope for water conservation owing to the scale of development in the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	5. Will it cause a deterioration of Water Framework Directive status or potential	The site currently consists completely of greenfield land with the River Trent passing within 200m of its southern-most boundary. Without mitigation, development would possibly affect Water Framework Directive status or the adjacent watercourse mentioned above. The	Minor negative -1	

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quality.	of on-site watercourses?	urbanisation across a sizeable amount of land has the potential to see a deterioration in water quality through alterations to the hydrological pathways water would follow in order to permeate the ground through natural processes.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible development would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater. However, the site is located within close proximity of the River Trent so additional safeguards will be necessary to demonstrate how discharges will not flow directly into this major watercourse.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	The site has no recorded statutory or non-statutory designations spanning any part of land within its boundaries. The nearest area of identified biodiversity is the Lock Lane Local Wildlife Site situated on the opposite side of Lock Lane and the nearby freight railway line. Despite the absence of recorded biodiversity assets, it is expected that the site would support ecological networks given the presence of hedgerow and hedgerow trees. Whilst further survey would be required to understand if protected species are resident or visit the site, it is likely that the removal of land at the urban fringe would impact on ecology –	Minor negative -1	Minor positive +1

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		despite the predominant land use being agricultural, with more intensive land management approaches.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	The site is sizeable enough to be able to consider flexible interventions that would deliver the necessary net gains. This could involve the planting of woodland at locations across the site. Further appraisal would be necessary in order to establish the biodiversity value of the site, but the space available should be sufficient to implement net gain.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a large area of land could influence modest alterations to the geological environment. This could be exacerbated by the site's proximity to the River Trent, and a historically higher water table could see development impacted.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	4. Will it maintain and enhance woodland cover and management?	Whilst there are no dense concentrations of woodland evident across the site, there are fairly thick rows of trees which follow the line of hedgerows and contribute towards the enclosure of several fields which the site	Minor negative -1	

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To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.		encompasses. It is likely that as with most housing developments, the network of hedgerows would be impacted in order to establish internalised highway layout. This would see the removal of some trees, although there is the potential throughout the site to replant or provide new pockets of woodland and implement a management programme for its care.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	A development of 525 homes would be expected to provide a generous proportion of open and green space across the site. With the land currently privately owned, a strategically-sized housing development should provide a variety of new spaces arranged in a coherent network to help with the recreational and amenity needs of potential future residents, whilst also helping deliver a high quality built and semi-natural environment.	Minor positive +2	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently the land across the site is private. It fulfils an agricultural purpose, with some private allotment gardens situated in the northern part of the site. As such, there is no existing open space so there are no open/green space assets to enhance.	Neutral 0	
13. Natural Environment, Biodiversity, Green &	7. Will it encourage and protect or improve Green	The site is located approx. 200 metres north of the River Trent. This major strategic blue infrastructure asset passes through the south of the Borough and provides	Major positive +2	

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Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	and/or Blue Infrastructure networks?	onward routes to a number of locations and popular destinations outside of Erewash. The River Trent corridor is identified as a major element of the Borough's green and blue infrastructure network. Development here has the potential to create strong, legible and attractive links to a riverside trail heading in both directions and provide scope for enhancements to this important asset to increase its usage.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Riverside Meadows landscape type. The site displays strong conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. Attributes such as scattered trees along hedgerows and ditches, sparsely scattered, isolated farmsteads and flat flood plains are evident at this site. As such, development would struggle to respect or preserve the identified landscape character. Urbanising the site would be contrary to the characteristics set out, and even a low density housing scheme would find it difficult to replicate the main landscape type.	Minor negative -1	Major negative -7
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its	2. Does it have a positive impact on visual amenity?	A development site in relatively close proximity and with excellent access to an area adjoining a major river corridor would in its own right be likely to display strong visual qualities and represent a desirable location. However, the expansion of the urban area south of Lock Lane would impact majorly on the visual amenity evident	Major negative -2	

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setting and enhancing the place through good design.		in this part of the Borough. The current openness makes a strong contribution to the Trent Valley Washlands and provides an appropriate setting to the River Trent. Development would largely erode the visual amenity looking south from Lock Lane and begin to obscure the low-lying land which separates the River from the more built-up area of Sawley.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	There is diversity evident in the townscape which is close by to the site. North of the site are areas of post-WWII housing which display limited distinctiveness and new development would not impact on any character worthy of protection. However, just west of the site exists the older, historic nucleus of Sawley village. With this reflected by its status as a Conservation Area and a cluster of listed buildings, the older buildings help retain a rural feel and character to Sawley at its southern-most point. A major development just east of the historic core of Sawley would adversely affect the local distinctiveness evident at that location.	Major negative -2	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	As with all major development proposals at the edges of urban, built-up areas, scope exists to deliver a scheme which provides a soft blended edge to development which transitions between the urban environment and the countryside beyond. This site would find it difficult to achieve owing to the land within the boundaries forming an important open area between the edge of the Sawley built-up area and the land adjacent to the River Trent.	Major negative -2	

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design.		Development would largely remove/erode the key landscape characteristics listed at 14(1), leaving little existing land remaining beyond the flood alleviation bund and extending the urbanisation of Sawley close to a major watercourse.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The extent of the site sees it overlap with much of the Sawley Conservation Area designation east of Tamworth Road (B6540). The site also includes a scheduled ancient monument, a Roman Fort (List entry number 1007033), within its boundaries. Just beyond the Fort further west are a cluster of listed buildings, structures and buildings on the local interest list. The site therefore contains areas extremely sensitive to new developments. A major housing development would need to be planned in a very careful, sympathetic manner in order to conserve and enhance the historic environment on and adjacent to the site. Due to the concentration of designated assets so close to the site, new housing would on balance find it difficult to ensure it did not harm these assets and their sensitive settings although site masterplanning may offer positive solutions.	Major negative -2	Major negative -4
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g.	As discussed at 14(3), a major housing development at this site would find it challenging to avoid harming the character and distinctiveness of the historic environment which so closely surrounds it. Whilst development would need to display exemplar design and an innovative	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and heritage.	landscape/ townscape character?	layout, the risk of harming the distinctiveness of historic Sawley is heightened due to the proximity of assets close by.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage. This could be achieved through the creation of digital material that every household would have access to. Nearby heritage includes assets at Sheetstores, Trent Lock and Sawley Conservation Areas, whilst the Erewash Canal passes nearby to the site. Establishing legible connections to the paths and highways from this site would enable access to these, and other, heritage assets and cultural activities.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	A developed site can play a part in improving access and enjoyment of the historic environment. However, these benefits would be far outweighed by the potential harm that several hundred new homes in such close proximity to statutory heritage assets would bring. Much easier access to the historic environment should not be at the expense of maintain an appropriate setting for individual buildings of note and Conservation Areas.	Major negative -2	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture	5. Will it conserve and enhance the archaeological environment?	15(1) refers to a scheduled ancient monument within the site's boundaries. Future development would need to respect such a key archaeological asset and provide the Roman Fort with an appropriate setting free of modern development. Development does offer an opportunity to	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and heritage.		provide this, also providing scope for improved interpretation and sympathetic signage in the vicinity of the asset.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce its impact on the environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	3. Will it result in additional waste?	Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic buildings given the scale of new development possible.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans areas categorised as Grades 3 (average) and 4 (poor) in the agricultural land classification. Therefore, development at this location would not result in the loss of the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. The site encompasses a sizeable area of previously undeveloped grasslands. Whilst green spaces would be incorporated into a development, it would not mitigate against a substantial loss of greenfield land.	Major negative -2	
16. Natural Resources and Waste Management	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority. No data exists suggesting either past mining activity or that reserves	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.		exist under or close by to the site. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.		

Site: SGA15 – West Hallam Storage Depot

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approximately 1,000 residential units would be expected to deliver significantly more diversity in housing stock within the plan area. The ability to deliver a range of house types including an element of affordable housing is likely to be favourable on increasing the accessibility of housing to a range of social groups.	Major positive +2	Major positive +4
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, this site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople although what a site may or may not contribute is unknown at this time.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site would contribute to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which is isolated from existing core residential areas and does not have any existing dwellings within it which require improvement does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	Due to the approximate number of homes this site would deliver, it would be required to provide for the needs of new residents through on site infrastructure implementation. This would include a new primary school as well as likely contribution towards secondary education and retail/commercial provision.	Major positive +2	
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The number of dwellings the site would be expected to deliver would require the provision of facilities to support the incumbent population. Such facilities would include retail and, potentially, other commercial uses which would simultaneously provide job opportunities in the locality. The construction of a site of this scale would also provide a significant boost to the local economy in the short to medium term. The site does in its current form provide for a range of employment including in relation to logistics, distribution and storage. Whilst much of the site is in a poor state of repair and some	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		facilities fall short of modern requirements, and notwithstanding the possibility that some elements of this land could be retained for the continuation of business/ industrial use, the re-use of the site for residential – led development would result in the loss of employment land which is relatively productive. The positive effects from redevelopment the site are strong, but significantly limited by these factors.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The provision of facilities to support the incumbent population as considered at 2(1) would provide job opportunities in the locality in the long term, as would construction of the site in the short to medium term. However the site in its current form is of value in employment terms as considered above and this limits the positive impact on this criteria question expected from redevelopment of the site.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some job opportunities would be expected to arise through delivery of the site as considered at 2(2). Specifically, the provision of a retail centre especially has the potential to provide some benefit to rural productivity in terms of local job opportunities it would provide given the sites location adjacent to the rural area. Compounding this positive effect is that development of the site would not result in the loss of existing rural jobs through development of good quality arable land however this effect is limited in view of the sites current role in providing a relatively good range of existing employment opportunities on site adjacent to	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the rural area.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	Due to its scale, the site would be expected to provide retail facilities to support the incumbent population and minimise traffic movement generated in/out of the site. As a result, the site would provide land and buildings of a type required by businesses, albeit to a limited extent and type. This benefit however is marginally outweighed by the permanent loss of at least the majority of an existing employment site that would result. Notwithstanding the poor condition of some of the site, it does in its current form provide significant amounts of land and buildings of the type required by businesses.	Minor negative -1	Major negative -3
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	2. Will it provide business/university clusters?	In its present status, the site already accommodates a cluster of businesses focussed primarily on the logistics and distribution industry. Notwithstanding the possibility that some elements of this land could be retained for the continuation of business/ industrial use, housing-led development of the site would result in a net loss of land which could accommodate business clusters even when considering the contribution that would be made by new facilities relating to the housing development. Development of the site for housing would not accommodate university clusters.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	Housing-led development of the site would not provide jobs in the high knowledge sector. The redevelopment of at least the majority of the site for housing would result in a net loss of land available to potentially accommodate growth in such sectors, however this negative impact is limited because the site demonstrates no clear trend towards accommodating these sectors at present (in its current employment use).	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area as a result of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak. The potential negative effects on the economy resulting from the loss of employment land associated with housing-led development on this site could act to detract graduates from living and working in the area but any impact in this regard is likely to be weak too, given the availability of employment provision elsewhere in the Borough.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high	5. Will it provide the required infrastructure?	Infrastructure within the site which supports economic structure and innovation would include providing for expected retail provision however a housing-led development of the site would not otherwise be expected to provide economic related infrastructure.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality modern economic structure including infrastructure to support the use of new technologies.		Redevelopment of the site away from its existing employment use would result in a depletion of economic related infrastructure – for example in relation to the sites current layout to accommodate its primary logistics and distribution focus.		
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	It is expected that limited retail provision would be provided within the site to support the incumbent population at a scale that would not pose risk to the vitality of nearby established centres such as Ilkeston town centre. On the contrary, a much boosted local population resulting from the sites redevelopment – albeit not adjacent to the town - would result in increased expenditure capacity across the area in general and is likely to present a positive effect on nearby centres.	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The relatively isolated location of the site limits the potential for encouraging active travel to and from the retail centre in Ilkeston and the site would be unlikely to provide for health facilities. However given the scale of development potential it is expected that a new housing site would result in a net addition of green and open spaces which currently are not provided by the site for public access. These spaces would likely relate to known existing assets on site, including woodland to which development would not be allowed to intrude upon. This would provide additional opportunities for active movement and travel across the site, to the	Neutral 0	Major positive +3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		benefit of an incumbent population as well as existing populations nearby (for example in West Hallam).		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The relatively isolated location of the site means that a noticeable enhancement in the proportion of the Borough's population who can easily access existing facilities is unlikely.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site would lead to an increase in population with good access to the Countryside which surrounds the site without impacting on existing population access. The site also benefits from existing assets –including woodland – which will act to shape development in a way which will more likely be able to accommodate enhanced green/ open space areas (including to provide appropriate buffering between the assets and built development). The adjacent as yet unfinished Great Northern Greenway provides additional potential for accommodating recreational activity as well as improved non-motorised access to Ilkeston. These factors when considered against the sites current condition as a private employment site without public access would contribute to increasing opportunities for recreational activity.	Major positive +2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such and given the scale and relatively low density of the site and potential for integrating a network of open space, development is likely to result in a net increase in open space provision. This is enhanced by virtue of assets being present on site which would require adequate buffering from development – including woodland – however this would only be on a limited scale. Given the absence of existing publically accessible open space within the site at present, opportunities to enhance the quality of existing open spaces are unlikely to arise.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	Development of this site would not improve access to local food growing opportunities. Given its current use and brownfield status, it would not result in the loss of existing food growing opportunities either.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 1,000 dwellings at this location would result in the relatively significant expansion of population on a site which currently has limited interaction with the public. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity presented through housing-led development to reduce incidences and fear of crime associated with the sites current industrial use and relatively poor state of repair in areas helps to neutralise the impact from population increase.	Neutral 0	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	A proportion of the industrial buildings on site – including the Romney Huts - are vacant and in a poor state of repair and therefore contribute to a relatively unsafe and insecure built environment at present. Compounding this is the presence of open storage and some infrastructure which is in poor condition, as well as a legacy of uses which have contributed to contamination risks across the site. Although some sections of the site are well maintained and in use, on balance redevelopment of the site would resolve these issues and therefore significantly contribute to a safe and secure built environment even when taking into account the risks associated with a much expanded population.	Major positive +2	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site would not put at direct risk any existing cultural assets. On the contrary, the scale of potential development and associated increase in population nearby (though not adjacent) to Ilkeston means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.	Minor positive +1	Major positive +4
7. Social Inclusion To promote and support	2. Will it improve access to,	Delivery of 1,000 dwellings would result in a large increase in population nearby (though not adjacent) to	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	encourage engagement with and residents' satisfaction in community activities?	Ilkeston. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within Ilkeston but to a more limited extent than if the site were directly adjacent. Given the scale of the development, the site would be required to deliver a school and this also presents an opportunity to improve access to and engagement with community activities locally. The extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.	+1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	The site would be required to deliver facilities – including at least a school and some retail (though to an extent forming a retail centre) – due to its large scale and on this basis the site will lead to the increase in number of facilities.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas	4. Will it provide for the educational needs of the population?	Because of the large scale of the site, it would be required to deliver a new school and therefore would provide for the educational needs of the population.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
within the plan area.				
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	The site is relatively isolated from the town or conurbation, so future occupants would be less able to benefit from the use of enhanced transport infrastructure contained within them when compared with other locations. The site is unlikely to result in the implementation of large-scale enhancement to the existing network (such as a new road) although it will be required to mitigate impacts on the local highway network which result from its development where appropriate. Given the limited quality of road accessibility in the area this is likely to result in some net gain that would only be achieved through developer led contributions resulting from development of the site.	Neutral 0	Neutral 0
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	The site is relatively isolated from the nearby town and its retail centre facilities however would provide some facilities within it due to its scale; including a school. This will contribute to developing a transport network which minimises impact on the environment particularly in view of the sites brownfield status and the fact that existing countryside will not be needed to accommodate the development. However the positive effect from this is constrained when compared with if the site were adjacent to an existing retail centre. The prospect of enhancement to the Great Northern Greenway would provide additional sustainable transport options between the site and Ilkeston town but this connection does not	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		exist at this time.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	Ultimately, a development of this scale would result in additional car usage relating to an expanded local population. Furthermore, the site is relatively isolated from the nearest retail centre at Ilkeston although the expected provision of some facilities on site would constrain this negative effect. Additionally, the site is currently in employment use and as such already acts as a generator of car usage.	Minor negative -1	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The number of dwellings the site would be expected to deliver would require the provision of facilities to support the incumbent population but its relatively isolated location means the net effect on existing populations would be minimal. At a minimum on this site this would include a school. The relatively isolated location of the site means access to existing facilities for the incumbent population will be limited however.	Neutral 0	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	Yes, redevelopment of the site to introduce housing onto it would be a very efficient and effective use of a sizeable brownfield site approx. 48ha in size. Redevelopment would demonstrate strong conformity to provisions regarding the re-use of brownfield land that are a strong core principle of national planning policy.	Major positive +2	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Redevelopment of the site would make limited impact on the biodiversity interests of land. Whilst there are no statutory or non-statutory biodiversity assets present on site, there are informal green spaces and groups of woodland situated across the Storage Depot site that host habitat and thus support ecology.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A shift away from employment facilities to the introduction of residential units on the site would result in changes to the required energy usage. It is expected that some of the larger facilities on site currently are energy 'hungry' in supporting the various operations, so gauging the exact change in energy use between non-domestic and domestic buildings is difficult to quantify. Many of the older facilities across the site are only occupied for parts of the day however, whereby domestic properties require 24/7 energy usage to help power domestic appliances etc. Given the scale of homes that could be developed across the site, then on balance, it is likely that more energy would be required to supply 1,000 homes round the clock than that needed by facilities currently present on the Storage Depot site.	Minor negative -1	Major positive +2
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of such a large number of new homes and other supporting community facilities at the site would make a notable contribution to the energy efficiency of building stock within the plan area. Proposed development size would involve the addition of close to 2% of the current number of dwellings in	Major positive +2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
dependency on non-renewable sources.		Erewhash, and it would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations. New buildings would help secure a notable improvement in the energy efficiency over and above the performance of the structures they would be replacing.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites such as this have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. Such schemes will work more easily at substantial scale. However, masterplanning will be required to understand the level of potential.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		consideration in whether these can be provided in combination with any major development opportunity.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes and other facilities that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of a sizeable number of homes at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	The current use of the site sees a number of varying employment uses occurring across it. The older, smaller facilities situated towards the east of the site will naturally contribute higher levels of pollution than the newer premises in the west that are generally occupied by logistics and warehousing operations. A transition across to housing development on site (with other community facilities) will see an alteration in pollution emission patterns. Newer built stock will, as discussed at 10(1), demonstrate greater energy efficiency. However, the increased vehicular movements associated with the domestic elements of a redeveloped	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		site would counterbalance any improvements in reduced emissions from housing stock built to greener standards. This in combination with a residential development intensifying the usage of the site by introducing a larger number of, admittedly smaller, potential pollutants. In conclusion, the balance between existing and predicted pollutant levels is narrow with no clear forecast possible.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	The vast majority of the site is situated within the Environment Agency's Flood Zone 1 suggesting that it is at a very low risk from flooding. Given the site is extensively covered in hardstanding that sees it used to storing a diverse range of items and products, site redevelopment delivering new homes and community facilities would likely be provided in a vastly altered layout able to incorporate balance ponds and introduce natural drainage areas to ensure safe discharge of rainwater and improve the hydrology of the site. The Stanley Brook flows just beyond the site's southern boundary, with small areas of the site located inside Flood Zones 2 and 3. New development would need to avoid construction in these areas and ensure that land is left open in order for the Brook to flood in times of extreme weather. A need for attenuation features should result in care being taken in forming features such as balancing ponds due to the potential for contaminants in the soil. With little of the site at risk from flooding currently, it is unlikely development would reduce the level of flood risk.	Neutral 0	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. With the Stanley Brook flowing just beyond the site, the introduction of a softer landscape post-redevelopment would provide the Brook with a higher quality setting. Natural rainwater discharges into the Brook could be created, and the absence of industry and warehousing across the site may result in a cleaner site that subsequently sees purer water enter into the watercourse. The site is within the catchment of Attenborough Gravel Pits SSSI. The SSSI is sensitive to changes in water quality and water dependency, so any future development will need to carefully consider how surface and foul water will be handled to avoid impacts.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	A site of such large scale is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic and non-domestic property. Development would not therefore help to conserve water in any way and would see a relatively large net increase in localised usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	4. Will it improve or help to promote water efficiency?	Following directly on from 10(3) above, there is little scope for water conservation owing to the major scale of development thought to be possible. However, the construction of new domestic and non-domestic buildings does offer opportunities to promote a more efficient use of water and water resources. Greater	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality.		efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and improved technology.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	The site currently consists largely of brownfield land with the Stanley Brook running adjacent just beyond its southern boundaries. The employment uses across the site would be replaced by domestic properties in the event of redevelopment. Altered hydrology across the site would see the installation of improved drainage infrastructure that should channel wastewater safely away from the nearby watercourse. It is therefore extremely unlikely discharges would enter local streams and threaten harm to their Water Framework Directive status.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible redevelopment would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater. With the site already occupied by a large number of industrial buildings, drainage infrastructure should already ensure this can be achieved.	Neutral 0	
13. Natural Environment,	1. Will it help protect and	Currently the site is largely characterised by the presence of employment premises spanning various	Minor positive	Major positive

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	improve biodiversity and avoid harm to protected species?	sizes and conditions. Between these buildings are sizeable areas of hard-standing used for outdoor, open storage. A patchwork of small-scale wooded green spaces can be seen across the site, but have no formal recognition in terms of their contribution to biodiversity as no statutory or non-statutory designations are present. Owing to the sizeable area that could be comprehensively redeveloped, new areas that complement existing parcels of habitat could be incorporated into a development that can support a rise in biodiversity.	+1	+6
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	Following on from 13(1), the site is of sufficiently large size to incorporate any net gains deemed necessary because of proposed redevelopment. As described above, pockets of space are positioned around the site and it could be that such areas can be extended and fall under management and stewardship to establish formalised areas of biodiversity. It is thought the site could contain soil types suiting the creation of seasonally wet pastures and woodland. Any environmental enhancements should consider creating these habitats types owing to the site's conditions.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of highways etc.). Whilst no Regionally Important	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
levels and protect and enhance Green and Blue Infrastructure and the natural environment.		Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a large area of land could influence modest alterations to the geological environment.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	As referenced at both 13(1) and 13(2), small pockets of woodland can be found on-site and redevelopment would be expected to retain these. A much larger and dense copse of trees (Newdigates New Covert) can be found towards the east of the site. It would be up to site masterplanning to show how development uses are to be sited across the site, but given the size and maturity of the woodland then it would be sensible to retain this as part of a redeveloped site. There could also be scope to extend the footprint of the woodland in conjunction with any assessed requirements to deliver biodiversity net gain.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	A development of approx. 1,000 new homes would need to provide extensive new open and green spaces for a new community. Sufficient size exists on-site to accommodate a network of new spaces for amenity and recreational purposes for those living on site and to also help deliver an attractively designed layout for any future new development at the site.	Minor positive +1	
13. Natural Environment,	6. Will it improve the quality of	Currently the site is limited in terms of who can access it. This sees access controlled at the single vehicular	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	existing open space?	entrance point from Cat & Fiddle Lane. As such, the open space currently on site is private and not used for recreational purposes. Development does offer an opportunity to expand upon the quality of existing parcels of green space around the site – although this would be for the benefit of new residents rather than the current occupants of employment premises.	+1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	Development of the site would offer substantial scope for improvements and enhancements to be made to the adjacent Great Northern Greenway multi-user route that follows the site's northern boundary. This significant element of the Borough's Green & Blue Infrastructure network links the site to the main built-up area of Derby. At the opposite end of the trail is Ilkeston, with a number of other, more localised links routing away from it spreading out into the Borough. A sizeable number of new homes at this location should see focus given to enhancing the Greenway to encourage non-motorised travel in each direction.	Major positive +2	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good	1. Does it respect or preserve identified landscape character?	The site is located within the South Yorkshire, Notts and Derbyshire Coalfield character area, and more specifically, forms part of the Coalfield Village Farmlands landscape type. This typically sees gently undulating land, pasture and localised arable cropping, relict ancient semi-natural woodland and dense watercourse trees and scattered hedgerow trees. However, the site's construction as a former ordnance and munitions facility during WWII has completely	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.		altered the relationship between the site and the prevailing surrounding landscape. New development should it occur would therefore not see a substantial impact on the identified landscape character.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Further to 14(1), the site is located within a valley basin between West Hallam to the north and the Cat & Fiddle Windmill further south. This contributes to the site's obscured visibility from nearby land, something that is amplified by trees and woodland planted around the majority of the site's periphery. Development at this location would therefore be hidden to some degree as a result of topography and woodland, so whilst the new buildings on site would no doubt be more visually appealing than most of the current employment stock, these would only improve visual amenity to those on or very close-by to the site.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	The site is separated from West Hallam village by around 300m of sloping agricultural land divided into several enclosed fields. For the reasons offered at both 14(1) and 14(2), the private, inwardly facing nature of the site helps with its detachment from its immediate surroundings. The industrialised setting across the site, aided by the many Romney Huts located within its eastern section, means the land is rather at odds with any local distinctiveness of townscape or settlement character evident within West Hallam.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	As described in preceding commentary, the site's detachment from its surroundings contributes to a rather weak interrelationship between the landscape and the nearby built environment at West Hallam. Redevelopment of the site offers an opportunity to enhance the relationship however, particularly on its northern side where the site adjoins the Great Northern Greenway. Greater emphasis can also be placed on the Stanley Brook that flows along the site's southern boundary.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site itself does not contain any designated or non-designated heritage assets – so development would not be likely to directly impact any on-site assets. However, there are two Scheduled Ancient Monuments which adjoin the site. The first, titled 'Moated site and two fishponds at Moat Wood' (1011439) adjoins the site immediately to its south. A second Ancient Monument is sited on the opposite side of Cat & Fiddle Lane to the west of the site. Named 'Medieval iron working remains at Stanley monastic grange'. Site redevelopment does offer the opportunity to provide a much improved setting for the former ancient monument which would give a better visual association with a key asset sitting just beyond the site boundary. Nearby, the settlement of West Hallam is located around 250m north/north-west of the site. Its historic core is closest to the site and contains several listed buildings and buildings of local heritage interest. This cluster of assets is reflected by	Neutral 0	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the designation of a Conservation Area which encompasses these.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/townscape character?	The local character and distinctiveness of West Hallam, the settlement adjacent to the site, is referred to at 15(1) above. Whilst the settlement was much expanded in the mid-c20th, this extended the residential areas between the historic core of the village and High Lane. Much of the extension comprises modern domestic housing of little historic merit. It is therefore unlikely that redevelopment of this site would strengthen the local character and distinctiveness – but neither would it prove to be harmful in any identifiable way. Given the degree of separation the site has from West Hallam, it is unlikely redevelopment would impact on any distinctiveness.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage. This could be achieved through the creation of digital material that every household would have access to. Nearby heritage includes assets within the town of Ilkeston, Dale Abbey and Cat & Fiddle windmill and establishing legible connections to the public rights of way that depart this site from links such as the Great Northern Greenway and permeate the Borough's countryside enables access to these, and other, heritage assets and cultural activities.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment. Development would bring better, more legible green links with the surrounding areas – allowing improved access to the rural network of public rights of way. Existing corridors such as the Great Northern Greenway help to connect the site to the city of Derby and the town of Ilkeston.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	As discussed at 15(1), two scheduled ancient monuments can be found in very close proximity to the site's boundary. Development would not pose risks to either of the assets, with the Moated site at Moat Wood able to possibly benefit from an improved setting through a suitable use of space within the site boundaries in its immediate surroundings. A further archaeological site sits on the opposite side of Cat & Fiddle Lane so is subject to a greater degree of physical separation, reducing impacts from site redevelopment. Any future development should therefore not be to detriment to the nearby archaeological environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	1. Will it lead to reduced consumption of raw materials?	Redevelopment of this site, which would mainly consist of a sizeable number of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Major negative -2	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Redevelopment of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce its impact on the environment. This perhaps has greater scope on larger sites due to cost efficiencies of incorporating materials and construction techniques across a higher number of new homes.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic and non-domestic buildings given the scale of new development possible at a site of nearly 50 hectares.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	Not applicable. The site has been in a long-term employment use for a number of decades and has no agricultural land within its boundaries.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	This substantially sized site being almost exclusively brownfield in its classification ensures that development here would help to prevent further greenfield land across the Borough being lost to development.	Major positive +2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site forms part of the Coal Mining Reporting Area which spans much of the north of the Borough. This, along with other datasets available from the Coal Authority, suggests shallow coal reserves exist beneath the site. The site offers some potential to explore surface mining due to the opportunity to extensively redevelop the site from employment to residential – although such operations would cause extensive disruption. Potential development would not conflict with any site-based policies in the current Derby and	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Derbyshire Minerals Plan.		

Site: SGA16 - North of West Hallam

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approx. 1,085 residential units would be expected to deliver more diversity in housing stock across the rural fringe area of the Borough. The ability to deliver affordable housing in an area where house prices are generally high is likely to make a positive impact in increasing the affordability of residential stock.	Major positive +2	Major positive +4
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	The site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople accommodation, however this site is not proposing plots for gypsies, travellers and travelling showpeople.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site could potentially reduce the number of unfit/vacant homes by contributing to an enlargement of the overall stock of residential accommodation in Erewash. The delivery of a sizeable number of new homes may focus attention elsewhere on those homes in the existing stock that are unfit for occupancy/long-term vacant - although the development of approx. 1,085 homes is not expected to show a strong relationship to this SA question.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	SGA16 adjoins the northern edge of West Hallam. It is anticipated that a site of 1,085 units will make good contributions to the provision of required infrastructure. This would include a primary school. Any provisions beyond this would be unknown at this point however they could include a limited retail provision. Due to the being located on the edge of West Hallam, it is likely that the benefits of such provision will be felt beyond the site.	Major positive +2	
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	Short-term, development will generate jobs on site for the construction, marketing and sales of the dwellings. Long term, beyond the completion of the site, it is expected that jobs will be created within the site, particularly related to the requirement for a new school. There may also be retail jobs created, however this unknown at this point.	Major positive +2	Major positive +4
2. Employment and Jobs	2. Will it reduce unemployment?	There is potential for this site to reduce unemployment in the short-term as development will generate jobs on	Major positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To create employment Opportunities.		site in the construction, marketing and sales sectors. These jobs, however, are highly likely to move to other sites once the site is complete and all units are sold. There is also potential to reduce unemployment in the long term due to the requirement for a new school.	+2	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	It is expected that there will be no improvement as a result of development on rural productivity in terms of employment opportunities. The site is predominantly poor agricultural land and also has equestrian uses currently therefore there is little chance for any impact on rural productivity, positively or negatively.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The size of SGA16 does not lend itself to being a mixed-use site. It is therefore not expected that any land will be provided for buildings of a type required by business on this site.	Neutral 0	Neutral 0
3. Economic Structure and Innovation To provide the physical conditions for a high	2. Will it provide business/university clusters?	Due to SGA16 being located away from town and city centres, it is not expected to provide business or university clusters. These clusters are more appropriate on larger sites of mixed use development located closer to city centres.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality modern economic structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	Development is unlikely to lead to the creation of any further jobs in high knowledge sectors.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The size of SGA16 does not lend itself to being a mixed use site. It is therefore not expected to encourage many graduates to work within the plan area. The site itself is located away from town and city centres, therefore located away from a large portion of graduate job locations meaning graduates may look for somewhere closer to their work/recreation locations to live; although there is not a strong relationship between the site and this SA question.	Neutral 0	
3. Economic Structure and	5. Will it provide the required	SGA16 will provide some required infrastructure as a result of development. A new primary school would be	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	infrastructure?	required as part of the development, something which could serve the local community beyond the site boundary. It is not a requirement for a site of this size to include a retail provision/ community facilities. SGA16 will use the current transport infrastructure in place around West Hallam to support its development.		
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	The nearest centre to SGA16 is Ilkeston Town Centre, 4km from the site itself. Whilst it is likely that development of SGA16 would lead to some increase in footfall for Ilkeston Town Centre, it is equally as likely that residents choose to travel to Derby City Centre where there is a more varied selection on offer. Due to the distance between the SGA and the nearest town centre, there is a possibility that residents would consider online shopping over travelling to a town centre; this however cannot be assumed.	Minor Positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	SGA16 is not adjoining an existing settlement, which makes walking to a nearby health facility difficult. The site itself will not provide health facilities, however it will provide some open space to encourage recreational activity.	Neutral 0	Major positive +2
5. Health and Wellbeing To improve health and	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
wellbeing and reduce health inequalities.		provision.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site is adjacent to West Hallam, which is located in the heart of a network of Public Rights Of Way. The creation of 1,085 dwellings at this location would increase opportunities for recreational physical activities such as walking/cycling the Public Rights of Way network. This however would not expand the recreational opportunities as no new opportunities would be created directly as a result of development beyond open space as part of the development.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	SGA16 would be expected to provide a good amount of open space as a result of its development. This open space would likely take the form of Local equipped areas for play and green space for residents to use. Public rights of way which run across the site would be preserved.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is arable land. Development of the site would not improve access to local food growing opportunities due to the poor quality of the land.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 1,085 dwellings at this location would result in the urbanising of private greenfield land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land, particularly when considering the site is already in a largely urban environment.		
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The land upon which this site would be delivered does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern. However, delivery of the site would introduce an expanded built environment with new additional risks and hazards. Notwithstanding that new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such delivery of the site would result in a net-negative effect on levels of safety and security concerns associated with the built environment.	Minor negative -1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to the conurbation means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.	Minor positive +1	Major positive +4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Delivery of this site would result in an increase in population adjacent to West Hallam. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within the conurbation. The site would lead to the provision of a Primary School, however it is unlikely to lead to any further facilities beyond this.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	SGA16 is of a size would lead to the provision of a Primary School and potentially smaller facilities such as a shop, however this is not guaranteed at this stage.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	Due to the size of SGA16, it would be expected that development would provide a new primary school. It is expected that local secondary schools would absorb any places that arise as a result of development.	Minor positive +1	
8. Transport To make efficient use of	1. Will it use and enhance existing	Development of the site would result in a significant new population making use of existing transport	Minor negative	Minor negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	transport infrastructure?	infrastructure in the vicinity. Given the scale of development proposed, any enhancement of the existing network would be through developer contributions.	-1	-1
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site nearby to West Hallam would enable access to existing facilities and services to be via sustainable forms of travel – including walking and cycling. Specifically, Public Rights of Way are present between the site and West Hallam village which benefits from a range of facilities. There are also Public Rights of Way as sustainable transport options between the site and Ilkeston town. Despite its proximity to existing settlements, the site is relatively isolated from town centres and nearby infrastructure. Notwithstanding the merits of its location in relation to this criteria question as considered above, this factor constrains any positive effects.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	A development of this scale would result in additional car usage relating to an expanded local population. The limited existing connectivity to nearby settlements – particularly Ilkeston town – will enhance the effect.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
services for all and to improve travel choice and accessibility.				
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The number of dwellings the site would be expected to deliver would require the provision of facilities to support the incumbent population at a scale that would likely provide some net gain in accessibility to services and facilities for existing populations nearby. At a minimum on this site this would include a school, additional requirements beyond this are unknown at this stage. The effect is reciprocal in that the incumbent population would have relatively easy access to services and facilities that exist within neighbouring settlements.	Minor positive +1	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	SGA16 is currently agricultural land within the green belt, therefore its development would not make efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Development of the site could pose a threat to biodiversity interests and assets present on or adjacent to it. However, the land's current arable usage could likely lead to a reduction of the impacts on biodiversity arising from the site's possible development.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop	1. Will it result in additional energy use?	SGA16 would result in 1,085 new dwellings, all of which will use energy, therefore resulting in a consistent increase in energy use. Residential energy schemes could be used to reduce the additional energy arising	Major negative -2	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
low-carbon energy resource, reducing dependency on non-renewable sources.		from the site, however these schemes would not completely eliminate all additional energy use created as a result of development.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of 1,085 new dwellings would result in an improvement in energy efficiency of the building stock within the immediate area as the current building stock is majority over 25+ years old in the surrounding area.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites such as this have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. Such schemes will work more easily at substantial scale. However, masterplanning will be required to understand the level of potential.	Neutral 0	
10. Energy and Climate Change To minimise energy	4. Will it support the development of community energy	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes and other facilities do offer much	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	systems?	greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes and other facilities that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of a sizeable number of homes at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Development of this scale would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the introduction of vehicular trips to a previously undeveloped site. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. Although all of new buildings likely to be domestic, there is thought to	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		be adequate scope to limit increases through innovate construction techniques and better specification materials.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	The location of the site would be unlikely to result in a worsening of flood risk owing to 100% of the land being situated within Flood Zone 1 with a 1-in-1,000 year risk of flooding.	Neutral 0	Major negative -2
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. There is potential to negatively impact the small watercourse that runs through the site to the east and the watercourse that runs the extent of the northern site boundary as a result of development however.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	SGA6 is unlikely to assist with the conservation of water given the likely demand arising from domestic properties. Development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	Following directly on from 12(3) above, there is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and technology.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	There is one small watercourse to the east of the site which flows directly into a pond. The northern extent of the site boundary is also defined by a watercourse. Development could cause a deterioration to the Water Framework Directive Status, something which could be mitigated in the early stages of site master planning and design.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	No. SGA16 is not covered by any of the three main SPZs. It is unlikely any impacts would arise on the water environment as a whole as a result of development	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	Development of the site would have a significant impact on the current biodiversity and ecological species networks across SGA16. West Hallam Common Field Local Wildlife Site lies within the site boundary. New housing across the entirety of the site could threaten a diverse range of species.	Major negative -2	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	The site size of SGA16 will allow for some biodiversity net gain to be achieved. Whilst not yet enshrined in law, good practice (including the use of Natural England's biodiversity metric tool) strongly encourages major new development to deliver net gains either on or off-site. The West Hallam Common Field Local Wildlife Site is located within the site boundary, therefore biodiversity net gains should be focused around enhancing the existing Wildlife Site.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a relatively large area of land could influence modest alterations to the geological environment.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	4. Will it maintain and enhance woodland cover and management?	The site itself does not display any extensive areas of woodland cover and any resulting need for its management. Trees are evident along some of the boundary, with the rest of the boundary being made up of hedge rows. A general absence of woodland cover means that development would not result in the loss of coverage across the site; however, the potential for hedgerow	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		trees to be removed to accommodate a new development would have a negative impact. Compensatory net gain could involve tree planting to improve the overall number of trees, but details around this mitigation measure are currently unplanned/unknown.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	Development of this scale would be expected to provide open/ green space. Provision would be required to support resident's informal leisure and recreational activities whilst the incorporation of green space would contribute towards a 'greening' of the site and offer scope for the creation of biodiversity. This would also benefit a high quality urban realm.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create new areas of open space which as described at 13(5) display a range of benefits.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	7. Will it encourage and protect or improve Green and/or Blue	Development of SGA16 would lead to the protection and potential enhancement of the Green and Blue Infrastructure which currently crosses the site boundary. There are several Public Rights of Way that would be	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	Infrastructure networks?	protected as a result of development. There may, however, be a detrimental impact on these networks during the construction phase of development, having a short term negative impact on such infrastructure. This however is not a guarantee.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	Strategic development at this site would undoubtedly alter to a substantial degree the landscape character evident in this part of the Borough. The landscape is currently agricultural fields separating West Hallam and Mapperley village.	Major negative -2	Major negative -5
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development of the site would have a notable impact on visual amenity to the current appearance consisting of enclosed agricultural fields. Whilst a larger development across an expansive areas would have the potential to make a negative impact visually, the thoughtful and creative landscaping of green spaces, creation of new habitat and positive design of new buildings can help create a positive layout.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character,	3. Will it maintain and/or enhance the local distinctiveness of the townscape or	SGA16 will adjoin the northern edge of West Hallam. West Hallam has its own distinctive settlement character, however this character is found south of the A609, within the Village itself. Detached houses line the A609, all with their own character. Development of 1,085	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including heritage and its setting and enhancing the place through good design.	settlement character?	units to the north of these individually characterful properties could lead to a significant impact on the local distinctiveness of the settlement. The use of good design techniques could work to minimise this impact, particularly from the A609 through variety in detached unit style, similar to that currently found along the A609.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Development of the site could play a positive role in creating a softer, more blended transition between the landscape and the outer extent of the built environment. The site is located to the north of the A609, which runs north of West Hallam. The site could be designed to have more dense development to the south of the site and blend development into the rural surroundings. However, as the site is surrounded on 3 aspects by agricultural land, it is expected that development will have a negative impact on the interrelationship between the landscape and the built environment, even with design mitigations in place.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site itself, and surrounding area, does not contain any designated or non-designated heritage assets – so development would not be likely to directly impact any on-site assets.	Neutral 0	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	Similarly to 14(3), development of SGA16 could have negative impacts on the strength of the local character and distinctiveness if great thought is not given to the design phase of development. However, it is worth noting that the local character to the north of West Hallam is not as clear as the village itself, therefore there is some scope to respect and potentially strengthen local distinctiveness in the immediate vicinity of the site.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An increased population within this area of Erewash allows opportunities for new residents to better access and understand local heritage. The closest heritage asset to the site is West Hallam Conservation Area, within walking distance from the site.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
people to enjoy culture and heritage.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would mainly consist of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Minor negative -1	Major negative -6
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce a scheme's overall impact on the environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	3. Will it result in additional waste?	Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic and non-domestic buildings given the scale of new development possible.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans an expanse of good to moderate quality farmland as assessed and presented by the agricultural land classification. This means any development would result in the loss of good agricultural land, albeit not the best and most versatile.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. The site encompasses a sizeable area of agricultural land that has been previously undeveloped. Whilst green spaces would be incorporated into a development, it would not mitigate against a substantial loss of greenfield land.	Major Negative -2	
16. Natural Resources and Waste Management	7. Will it sterilise mineral resources?	SGA16 sits on a Surface Coal Resource Area. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.		residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.		

Site: SGA17 - Land North of Lock Lane, Sawley

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approx. 300 residential units would be expected to deliver more diversity in housing stock within the plan area to a moderate extent given the limited scale of the site. The ability to deliver a range of house types including an element of affordable housing is likely to be favourable on increasing the accessibility of housing to a range of social groups.	Minor positive +1	Neutral 0
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, this site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople although what a site may or may not contribute is unknown at this time.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which is greenfield and does not have any existing dwellings within it which require improvement does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. There is potential that development of the site would encourage investment in neighbouring urban areas and that this would lead to positive change, but this is unlikely to be a strong link.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	Whilst the site would be expected to provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge due to the relative smallness of the site. It would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within Long Eaton rather than provision resulting from development of the site. Additionally, the costs expected to result from alterations to the rail crossing on Lock Lane would further reduce the likelihood of development making adequate provision for other forms of infrastructure.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long term. However, construction activity associated with implementing the site would be likely to provide a short term boost to the diversity and quality of jobs locally but this would be unlikely to result in strong effect on this criteria question given the limited scale of development. Although the site currently accommodates a 9-hole golf course forming part of the wider Trent Lock Golf Club facility, the active promotion of the site by the landowner is indicative of the limited value of the facility in terms of income potential and thus job creation/ retention so this factor is also considered to have a minimal effect on this criteria question.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long term. However construction activity associated with implementing the site would be likely to provide a short term boost to employment opportunities locally but this would be unlikely to result in strong effect on this criteria question given the limited scale of development. Although the site currently accommodates a 9-hole golf course forming part of the wider Trent Lock Golf Club facility, the active promotion of the site by the landowner is indicative of the limited value of the facility in terms of income potential and thus job creation/ retention so this factor is also considered to have a minimal effect on this criteria question.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. The current use of the site as a 9-hole golf course in a rural location does pose a hypothetical risk to rural productivity in terms of employment opportunities. However this risk is neutralised by considerations within 2(1) and 2(2) relating to its long term viability. Furthermore, development of the site would not result in loss of productive agricultural land which is considered to be of significantly more value to generating rural productivity than a golf course with limited long term potential.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and Innovation	2. Will it provide business/university clusters?	Development on the site would not be of a scale or type to provide for business or university clusters.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	The site would not be of a scale to accommodate the creation of new jobs in the long term, including in high knowledge sectors.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land uses.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in additional population that would be reliant on the use of existing nearby facilities within Long Eaton. This is because the site would not be in a position to accommodate retail provision due to its limited scale and associated viability constraints. This would provide additional expenditure capacity to nearby retail centres, albeit on a modest scale.	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site adjacent to Long Eaton means that an increased proportion of the population within the plan area will be able to access services and facilities through active means (walking and cycling) and this will help to promote healthy lifestyle choices. Whilst the site is not of a scale likely to support health facilities, a housing development would be expected to provide a network of green space (particularly in relation to providing adequate buffering between development and	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the adjacent Local Wildlife Site) which is publically available and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site. Minimising the positive effect from this however would be the resultant loss of an existing recreational asset – albeit not publically accessible – by way of the 9-hole golf course.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The sites location adjacent to the conurbation which contains existing facilities does provide the potential for enhancing the proportion of the Borough's population who can easily access facilities, however, due to the smallness of site scale it will be difficult to make provision for enhancements to local facilities for a new resident population.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site itself would be adjacent and close by to recreational opportunities at the Erewash Canal and Trent Valley area to the south. This would result in benefit to the incumbent population with regards to this criteria question. There is opportunity for the site to provide a proportionately large amount of green space by virtue of the expected requirement to appropriately buffer the Local Wildlife Site to the north from development. This would result in net gain in publically accessible open space (formal). The positive effect from	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		these influences is however limited by the resultant loss of an existing recreational asset by way of the 9 hole golf course, albeit it is for private (paid for) use and is currently under-utilised (and potentially unsustainable as a result). The constrained nature of the site means its development would result in minimal effect on access to the open countryside for existing residents and Public Rights of Way do not enter or cross the site in its current form anyway.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Whilst open space will form part of any development of this scale, this would normally be limited as utilising greater amounts of land will leave less developable area. However, even small parcels of green space across the site would represent new assets available for use by site residents and the public in general and the likely required buffering between development and the Local Wildlife Site would present an obvious opportunity to integrate any such assets at a proportionately large scale. Although the site currently contains a golf course, this is not publically accessible and so wouldn't be considered open space in current condition. As such there is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is not in arable use in present form. Whilst development of the site would not improve access to food growing opportunities, it is equally true that development of the site would not result in a reduction in access to food growing opportunities.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 300 dwellings at this location will result in the urbanising of rural land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to increase when compared with the current scenario and with it the fear of crime in the locality associated with an expanded population. There are no obvious opportunities to mitigate impact on this criteria question by reducing effects from existing rural crime.	Minor negative -1	Major negative -2
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The land upon which this site would be delivered does not have anything within it that would classify as 'built environment'. That being said, the site does play host to a private recreational facility (a 9-hole golf course as part of the wider Trent Lock Golf Club) and security safety concerns may be present to some extent in relation to its function as part of a wider business premise. This factor is considered very minor however when compared with potential concerns around safety and security resulting from developing the site for around 300 dwellings. This would result in a much expanded built environment in the locality with its	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		associated issues. Whilst new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to the conurbation means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.	Minor positive +1	Major positive +2
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Delivery of this site would result in a modest increase in population adjacent to the conurbation. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within the conurbation. The site would be too limited in scale to provide any additional facilities however and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.	Minor positive +1	
7. Social Inclusion To promote and support	3. Will it increase the number of	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	facilities e.g. shops, community centres?	associated with this.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The site would not be of the scale required to provide a new school, however it would be expected to make sufficient contribution to the existing educational system to support the additional population generated by the site.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population making use of enhanced transport infrastructure provided by the conurbation however will be unlikely to be in a position to provide specific new infrastructure measures which result in wider network benefit given the relatively modest scale of development and need to maintain positive viability.	Minor positive +1	Major positive +2
8. Transport To make efficient use of the existing transport	2. Will it help to develop a transport network that	The location of the site adjacent to the conurbation would enable access to a significant range of existing facilities and services at its defined retail centre via	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	minimises the impact on the environment?	sustainable forms of travel – including walking and cycling and this would significantly contribute to development of a transport network which minimises impact on the environment. However, this positive effect is constrained in view of the sites likely inability to provide new facilities internally and the required expansion of the network into the countryside which will result in some adverse risk to the environment.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site adjacent to the conurbation will enable access to jobs, facilities and services to be achieved via means other than the private car. Ultimately however, the development would result in additional car usage relating to an expanded local population on land which currently does not contain any significant car use – generating uses; the proximity to facilities and limited scale of the site however limits this effect relatively.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale and the need to retain positive viability. However, due to the sites location adjacent to the conurbation and the wide range of provision within it, development of the site would result in an increased proportion of the Borough's population able to easily access facilities.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	Despite the site's former use as an ash tip facility, its long-term use has seen it extensively re-landscaped as a golf course. This has re-established the site as a greenfield location with substantial landscaping features evident such as ponds and collections of trees. Development of the site would not make efficient use of brownfield land.	Major negative -2	Major negative -4
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Development would be unlikely to minimise impacts on the biodiversity interests of the land. Despite the site's use as an active golf course (and the consequential management of the fairways and greens), the landscaping features across the course naturally help to support a wide range of biodiversity.	Major negative -2	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A development scheme of the promoted size would inevitably result in additional energy use owing to the land's current greenfield status and golf course use. Whilst some energy will be used to support the current management regime needed for the upkeep of the golfing facilities, the potential provision of several hundred new homes would see a notable increase in energy usage by occupants of all buildings across the site. Whilst community energy schemes could be pursued, this would still result in a large increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1
10. Energy and Climate Change	2. Will it improve energy efficiency of	The construction of this number of new homes would make a notable contribution to the energy efficiency of	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	the building stock within the Plan area?	building stock within the plan area. Proposed development size would constitute around 0.5% of the current number of dwellings in Erewash, and it would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.	+1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, masterplanning will be required to understand the level of potential.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		combination with any major development opportunity. The proposed size of this site is unlikely to support the rolling out of a community energy system, but further technical work would be necessary to confirm this view.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes potentially built at this location would be required to be constructed to current building regulations standards. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic properties that show greater resilience and are able to adapt to the effects of climate change. The addition of several hundred new homes at this location would give rise to a reasonably large amount of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Development of this size would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the increase of vehicular trips to the site in excess of the current number visiting the existing Trent Lock golf facility. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. Although with all new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		techniques and better specification materials.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	Around 25% of the site is at the risk of flooding commensurate with the probability associated with Flood Zone 2 or greater. This is largely due to the nearby presence of the River Trent several hundred metres south of the site and the largely level topography between the major watercourse and SGA17. The site's history as an ash tip and then more recently as a golf course has seen the land re-profiled. This sees around 75% of land within Flood Zone 1, but the development of several hundred new homes on the site would reduce its ability to absorb rainfall into the ground, leading to the likelihood of increased flood risk due to residential development spreading across a sizeable footprint within the site's boundaries.	Minor negative -1	Major negative -4
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. With the nearby River Trent and bordering Erewash Canal, the urbanisation of land caused by construction of housing within the vicinity of these main watercourses would threaten to impact on the quality of water. This would not be directly caused by improper discharges into the mentioned watercourses, but the altered subterranean hydrology that could no longer fully rely on the undeveloped terrain associated with golf courses that help to absorb rainwaters through natural drainage processes.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Development of a strategic housing growth site is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Development would not therefore help to conserve water in any way and would see a relatively large net increase in localised usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	Following directly on from 12(3) above, there is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of a notably large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	The site currently consists completely of greenfield land in the form of the Trent Lock 9-hole golf course. Without mitigation, development could possibly affect Water Framework Directive status of the nearby River Trent. The urbanisation which would be experienced through development of this site has the potential to see a deterioration in water quality through alterations to the hydrological pathways water would follow in order to permeate the ground through natural processes.	Minor negative -1	
12. Flooding and Water Quality	6. Will it cause any harm to a Source	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	Protection Zone or the water environment?	is highly unlikely that the site's possible development would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater. However, the site is located within close proximity of the River Trent and the Erewash Canal so additional safeguards will be necessary to demonstrate how discharges will not flow directly into this major watercourse.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	Development of the site would have a notable impact on the current biodiversity and ecological species networks across SGA17. New housing would be limited to the low-quality grassland that is subject to an intensive and invasive maintenance regime commensurate with a golf course, but other habitats present on-site, including wetland, water bodies, scrub and woodland all support a diverse range of species that may be threatened by the development of interlinking space. Site surveys have not flagged the presence of protected species, a number of red data book species have been recorded – helping to demonstrate the diversity of the site and showing the difficulties that development would have in protecting and improving on-site biodiversity.	Major negative -2	Major negative -4
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	2. Will it allow for biodiversity net gains?	The relatively small and enclosed area within the site's boundary offers limited scope for biodiversity net gain to be achieved. Whilst not yet enshrined in law, good practice (including the use of Natural England's biodiversity metric tool) strongly encourages major new	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.		development to deliver net gains either on or off-site. The presence of an adjacent Local Wildlife Site at Lock Lane Nature Reserve is a valued biodiversity asset in the immediate vicinity. With the potential introduction of a sizeable new residential population in close proximity to the Local Wildlife Site, the asset may lose its ecological connections dispersed around the golf course making on-site net gain very difficult to deliver. Such constraints makes it likely that in the event of residential development, off-site net gain would be necessary.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a relatively large area of land could influence modest alterations to the geological environment.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue	4. Will it maintain and enhance woodland cover and management?	One of the main characteristics of the existing nine-hole golf course are the elongated corridors of trees that help to define the various fairways. Given the rather enclosed space the site sits within, development would be expected to occur at a reasonably high density in order to accommodate the promoted number of homes. This would see the majority of woodland, some of which	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure and the natural environment.		Derbyshire Wildlife Trust states as priority habitat, give way to enable the construction of several hundred homes. Therefore, development would struggle to maintain and enhance the current woodland cover and management of it.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	The site is relatively small in size, therefore new open/green space would likely be restricted to incidental areas contributing to the residential amenity across the development. The scale of the gains would be minor in nature.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create small parcels of open space which because of their size as described at 13(5) display limited benefits. As referred to elsewhere, the site is currently in use as a golf course. This land use is private, and whilst the facility contributes to biodiversity, the fact that the land cannot be publically accessed means it makes no contribution to the Borough's network of open space.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	7. Will it encourage and protect or improve Green and/or Blue	Development at this site offers some opportunities to link to important elements of the existing blue and green infrastructure in the south of the Borough in order to connect the site to the nearby network of assets. Scope	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	Infrastructure networks?	exists to explore improved connections between a development at this site and the adjoining Erewash Canal which provides a strong north-south non-motorised trail connecting Trent Lock to Long Eaton town centre. Improved access to Trent Lock would open up connectivity to a number of different routes providing access to locations both inside and outside the Borough.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Riverside Meadows landscape type. Currently, the site is set out as a golf course with an artificially created landscape set out for the purposes of recreation, but one which contributes to and supports biodiversity. Given the landscape the site sits within has rather altered characteristics to the typical elements found within Riverside Meadows, development would alter the identifiable landscape – although it is altering a part of the landscape character area that in itself differs from the surrounding area.	Neutral 0	Minor negative -1
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good	2. Does it have a positive impact on visual amenity?	Development of the site would have a notable impact on visual amenity to the current appearance which sees a landscaped golf course sit between Lock Lane and the current built-up edge of Sawley. A strategic-scale development at this location would have the potential to impact visually on the locality, urbanising land that has never previously been developed. Whilst development would involve the construction of attractive housing, this	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.		would be to the detriment of an open expanse of land which contributes to the setting of Sawley.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	Housing development at this location would not contribute substantially to maintaining or enhancing the local townscape distinctiveness. The site is separated from the built-up part of Sawley by an elevated section of a freight rail line giving the land here an isolated character. The separation also means that development would make limited impact on the settlement character, although new housing would extend the urbanised form of Sawley/Long Eaton south/south-east in the direction of Trent Lock and the River Trent.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	As explained at 14(3), the site is fragmented from the adjoining urban area of Sawley as a result of an elevated section of passing railway. This provides a 'hard edge' to the built-up area of Sawley. Sitting between this and the site is Lock Lane local wildlife site, and housing development would alter the current relationship evident between the wildlife site and the golf course. Development would not conserve the relationship between the site and the built environment, but because of the severance caused by the railway then the interrelation between the local landscape (which as a golf course differs from the type seen in surrounding land) it is assessed that the impact is largely negligible.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	No designated or non-designated heritage assets are to be found either on or within the immediate proximity of the site. Nearby conservation areas at Sheetstores and Trent Lock both contain a mixture of listed buildings and assets contained on the local heritage list. However, given the levels of access and connectivity between the site and the two conservation areas, development would not be expected to create a harmful impact on the historic environment.	Neutral 0	Major positive +2
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/townscape character?	As explained above, the site sits separately to the nearest built-up areas due to the adjacent railway line beyond the local wildlife site. As such, there is little local character and distinctiveness in the built environment that is evident in the immediate surroundings of SGA1. It is unlikely that development would strengthen any local character and distinctiveness – but neither would it prove to be harmful in any identifiable way.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage. This could be achieved through the creation of digital material that every household would have access to. Nearby heritage includes assets at Sheetstores, Trent Lock and Sawley conservation areas, whilst the Erewash Canal passes just east of the site. Establishing legible connections to the paths and highways from this site would enable access to these, and other, heritage assets and cultural activities.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment. Development could be the catalyst for improved legibility in providing links with the surrounding areas – allowing improved access to the urban and rural network of public rights of way, existing corridors such as the Erewash Canal that connects to the historic towns of Long Eaton and Ilkeston beyond.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site. The nearest Scheduled Ancient Monument is located just south of Sawley in fields close to the village church. It is therefore unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist solely of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the size of the site, would in all probability see an increase in the consumption of raw materials across a period in which housebuilding activity occurred.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the	2. Will it promote the use of sustainable design, materials and construction	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.	techniques?	design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce a scheme's overall impact on the environment.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have a relatively large impact in additional waste being generated by occupants of all domestic buildings given the scale of new development possible.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans a significant expanse of golf course, and has not been in agricultural use for at least a century. Therefore, development would not have any bearing on the loss of the best and most versatile agricultural land.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is currently greenfield in its entirety and whilst some pockets of a developed area would remain open to fulfil an amenity green space function, the development would not be able to prevent the loss of greenfield land to a new housing development.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority. No data exists suggesting either past mining activity or that reserves exist under or close by to SGA17, although landfill is known to have been buried beneath the site. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	