

**Site: SGA23 - North West of Kirk Hallam**

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approx. 830 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.</p>	<p>Major positive +2</p>	<p>Major positive +3</p>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>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.</p>	<p>Neutral 0</p>	

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<b>1. Housing</b> 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. 630 homes is not expected to show a strong relationship to this SA question.	Neutral 0	
<b>1. Housing</b> 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?	SGA23 adjoins the north western edge of Kirk Hallam. It is anticipated that a site of 830 units is unlikely to provide significant new infrastructure to support the development. Focus would expect to be made on the expansion of local school capacity, any necessary highway improvements to the local road network to maintain acceptable traffic flows and the delivery of green spaces on-site to establish high levels of residential amenity and create biodiversity.	Minor positive +1	
<b>2. Employment and Jobs</b> 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 not expected to improve the diversity and quality of jobs available.	Minor positive +1	Minor positive +1
<b>2. Employment and Jobs</b> To create employment	2. Will it reduce unemployment?	There is potential for this site to reduce unemployment in the short term as development will generate jobs on site in the construction, marketing and sales sectors. These jobs, however, are highly likely to move to other	Minor Positive +1	

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Opportunities.		sites once the site is complete and all units are sold.		
<b>2. Employment and Jobs</b> 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. As the site is agricultural land of a good to moderate quality, there is the risk that development of this site would lead to the loss of employment opportunities.	Minor negative -1	
<b>3. Economic Structure and Innovation</b> 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 SGA23 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
<b>3. Economic Structure and Innovation</b> 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?	Due to SGA23 being located away from town and city centres, and due to the site size, it is not expected to provide business or university clusters. These clusters are more appropriate on larger sites of mixed use development	Neutral 0	

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<p><b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The size of SGA23 does not lend itself to being a mixed use site. It is therefore not expected that any jobs will be created in high knowledge sectors.</p>	<p>Neutral 0</p>	
<p><b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The size of SGA23 does not lend itself to being a mixed use site. It is therefore not expected to encourage 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.</p>	<p>Neutral 0</p>	
<p><b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The size of SGA23 does not lend itself to being a mixed use site. It is therefore not expected that required employment infrastructure will be provided as a direct result of this site.</p>	<p>Neutral 0</p>	

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the use of new technologies.				
<b>4. Shopping Centres</b> 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 Local Centre within Erewash is Ilkeston Town Centre. It is expected that development will have a positive impact on the vitality of the local centre through the new residents shopping local and using local services.	Minor positive +1	Minor positive +1
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site adjacent to Kirk Hallam and close to Ilkeston Town Centre 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. Notwithstanding the value of this, the effect on this criteria question would be limited; the development of the site would be highly unlikely to sustain health or sport/ recreation facilities due to its limited scale and associated viability constraints.	Neutral 0	Major positive +2
<b>5. Health and Wellbeing</b> 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. However, the site is adjacent to Kirk Hallam, where there are existing health facilities and trails within walking distance from the site.	Minor positive +1	

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<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site is adjacent to Kirk Hallam, where established community recreational groups currently operate. There is also close access to the Nutbrook Trail, connecting onto the Erewash Canal and the Erewash Trail. The creation of 830 dwellings at this location would increase opportunities for recreational physical activities within these community groups, along with the neighbouring countryside and trails for walks/cycling. This however would not expand the recreational opportunities as no new opportunities would be created directly as a result of development.	Minor positive +1	
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	SGA23 would be expected to provide a small 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. The public right of way which runs along the western extent of the site would be preserved.	Minor positive +1	
<b>5. Health and Wellbeing</b> 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 rated as poor agricultural land. Development of the site would not improve access to food growing opportunities, however as the land is of poor quality, it is not guaranteed that there would be any food growing opportunities on this land in the future due to higher quality land elsewhere.	Minor negative -1	
<b>6. Community Safety</b> To improve community safety, reduce crime and	1. Will it reduce crime and the fear of crime?	Delivery of around 830 dwellings at this location would result in the urbanising of private greenfield land and convergence of additional population in the locality. As a	Minor negative -1	Major negative -2

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the fear of crime.		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, particularly when considering the site is already in a largely urban environment.		
<b>6. Community Safety</b> 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', beyond Thacker Barn farm to the north of the site. 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	
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the	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	Minor positive +1	Major positive +2

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most deprived areas within the plan area.		the number of users resulting from development is likely to provide the impetus for such enhancements.		
<b>7. Social Inclusion</b> 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 Kirk 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 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	
<b>7. Social Inclusion</b> 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 scale and likely viability constraints associated with this.	Neutral 0	
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the	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	



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most deprived areas within the plan area.				
<b>8. Transport</b> 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 existing transport infrastructure provided by the conurbation. The site would not be of a scale to warrant large-scale enhancement to the existing network without the provision of developer contributions.	Minor positive +1	Minor positive +1
<b>8. Transport</b> 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 conurbation would enable access to existing facilities and services to be via sustainable forms of travel – including walking and cycling. Given the largely urban surrounds of the site, expansion of the network into the site itself would not result in a significant depletion of environmental conditions locally.	Neutral 0	
<b>8. Transport</b> 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?	The location of the site adjacent to the conurbation will enable access to 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.	Minor negative -1	

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services for all and to improve travel choice and accessibility.				
<b>8. Transport</b> 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 would be 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 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	
<b>9. Brownfield Land</b> To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	SGA23 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
<b>9. Brownfield Land</b> 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	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy	1. Will it result in additional energy use?	SGA23 would result in 830 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 from the site, however these schemes would not	Major negative -2	Neutral 0

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resource, reducing dependency on non-renewable sources.		completely eliminate all additional energy use created as a result of development.		
<b>10. Energy and Climate Change</b> 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 830 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	
<b>10. Energy and Climate Change</b> 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 master planning 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, master planning will be required to understand the level of potential.	Neutral 0	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy	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	Neutral 0	

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resource, reducing dependency on non-renewable sources.		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.		
<b>10. Energy and Climate Change</b> 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	
<b>11. Pollution and Air Quality</b> 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 be adequate scope to limit increases through innovate construction techniques and better specification	Minor negative -1	Minor negative -1

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		materials. Pollution increases on SGA6 are likely to be of lower levels than some of the larger strategic sites.		
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	93% of SGA23 lies within Flood Zone 1, however 6 % of SGA23 is within Flood Zone 3. This is largely due to Stanley Brook, which follows the northern boundary of SGA23.	Minor negative -1	Major negative -3
<b>12. Flooding and Water Quality</b> 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 that development could have a negative impact on the water quality within Stanley Brook, however it is expected that any potential negative impacts would be mitigated before development commenced.	Neutral 0	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	SGA23 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	
<b>12. Flooding and Water Quality</b> 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	Minor positive +1	

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		development of such a large number of homes would see each property benefit from passive water efficiency measures and technology.		
<b>12. Flooding and Water Quality</b> 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?	Without mitigation, development could possibly affect Water Framework Directive status of the nearby Stanley Brook. 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	
<b>12. Flooding and Water Quality</b> 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	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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 SGA23. New housing across the entirety of the site could threaten a diverse range of species.	Major negative -2	Major negative -3
<b>13. Natural Environment,</b>	2. Will it allow for biodiversity net	The site size of SGA23 will allow for some biodiversity net gain to be achieved. Whilst not yet enshrined in law,	Neutral 0	

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<b>Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	gains?	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. There are no statutory environmental designations on or adjoining the site, with the nearest Local Nature Reserve being Straw's Bridge, to the north east of the site. The expansion of this asset could help deliver the necessary gain required as a result of development.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	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 hedgerows. 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 trees to be removed to accommodate a new development would have a negative impact. Compensatory net gain could involve tree planting to	Minor negative -1	

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		improve the overall number of trees, but details around this mitigation measure are currently unplanned/unknown.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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 some small 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	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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.	Neutral 0	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	There is potential to encourage and protect blue/green infrastructure as a result of development on this site, however any improvements will be relative to the site's size.	Neutral 0	



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Infrastructure and the natural environment.				
<b>14. Landscape and Built Environment</b> 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, currently agricultural fields on the edge of the urban area of Kirk Hallam.	Major negative -2	Major negative -4
<b>14. Landscape and Built Environment</b> 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	
<b>14. Landscape and Built Environment</b> 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?	SGA23 will adjoin Kirk Hallam. The fabric of this area is a mixture of development from the 1900 onwards. Thacker Barn, which lies within SGA23, dates back as far as the early 1900's. The rest of Kirk Hallam was developed from the 1930's onwards. Good master planning and design will be required to minimise the impact of development on the surrounding built environment.	Minor negative -1	

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<p><b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>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. SGA23 is located on the edge of Kirk Hallam with West Hallam Storage Depot located to the north west of the site, however, beyond the storage depot, there is expensive greenfield land. Development should be sympathetic to the interrelationship between the existing urban area, the storage depot and the green belt land to the west.</p>	<p>Neutral 0</p>	
<p><b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>No designated or non-designated heritage assets are to be found in the immediate proximity to SGA23's location, as such, development of this site would not harmfully impact on the historic environment.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p><b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>Development of SGA23 on the edge of Kirk Hallam could have respect the local character and distinctiveness of Kirk Hallam through the use of design techniques at the master planning stage. However, development is likely to have a negative impact on the local character beyond Kirk Hallam due to the loss of greenfield land separating Kirk Hallam from the West Hallam Storage Depot.</p>	<p>Minor negative -1</p>	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>15. Heritage</b> 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. Nearby heritage assets include West Hallam Conservation Area and Dale Abbey Conservation Area.	Minor positive +1	
<b>15. Heritage</b> 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 of SGA6 would provide a location with easy access via public transport or existing green infrastructure networks between the site and heritage assets.	Minor positive +1	
<b>15. Heritage</b> 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 so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals	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	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
and waste.				
<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste Management</b> 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.	Major negative -2	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals	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	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
and waste.				
<b>16. Natural Resources and Waste Management</b> 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 poor quality farmland as assessed and presented by the agricultural land classification. Therefore, there development will have no impact on the best and most versatile agricultural land.	Neutral 0	
<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	SGA24 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 residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.	Neutral 0	

**Site: SGA24 - Croft Lane, Breadsall**

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approx. 120 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.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>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.</p>	<p>Neutral 0</p>	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>1. Housing</b> 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. 214 homes is not expected to show a strong relationship to this SA question.	Neutral 0	
<b>1. Housing</b> 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?	The site, by virtue of its location adjoining Breadsall village and all nearby facilities within Derby City Centre has access to existing infrastructure, however the site itself would not be expected to provide any new infrastructure due to its size. Focus would expect to be made on the expansion of local school capacity in neighbouring Derby City, any necessary highway improvements to the local road network to maintain acceptable traffic flows and the delivery of green spaces on-site to establish high levels of residential amenity and create biodiversity.	Minor positive +1	
<b>2. Employment and Jobs</b> 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 not expected to improve the diversity and quality of jobs available.	Neutral 0	Minor negative -1
<b>2. Employment and Jobs</b>	2. Will it reduce unemployment?	There is potential for this site to reduce unemployment in the short term as development will generate jobs on	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
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.		
<b>2. Employment and Jobs</b> To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Although SAG24 lies on poor quality agricultural land, the loss of this land to development means that it can never be used to provide employment opportunities in agriculture.	Minor negative -1	
<b>3. Economic Structure and Innovation</b> 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 SGA24 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
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support	2. Will it provide business/university clusters?	Due to SGA24 being located away from town and city centres, and due to the site size, it is not expected to provide business or university clusters. These clusters are more appropriate on larger sites of mixed use development.	Neutral 0	



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
the use of new technologies.				
<b>3. Economic Structure and Innovation</b> 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 size of SGA24 does not lend itself to being a mixed use site. It is therefore not expected that any jobs will be created in high knowledge sectors.	Neutral 0	
<b>3. Economic Structure and Innovation</b> 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 SGA24 does not lend itself to being a mixed use site. For this reason, along with the fact that SGA24 is not adjacent to the main built up area, it is therefore not expected to encourage graduates to work within the plan area.	Neutral 0	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high	5. Will it provide the required infrastructure?	The size of SGA24 does not lend itself to being a mixed use site. It is therefore not expected that required employment infrastructure will be provided as a direct result of this site.	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
quality modern economic structure including infrastructure to support the use of new technologies.				
<b>4. Shopping Centres</b> 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 Local Centre within Erewash is Borrowash Local Centre. Due to the distance between SGA24 and Borrowash Local Centre, it is expected that development will have almost no impact on the vitality of the local centre. There is potential that the development would strengthen the vitality of local centres outside of the plan area as the additional population generated by SGA24 rely on it for local services/facilities.	Neutral 0	Neutral 0
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site adjacent to Breadsall village, close to Derby's main built up area, 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. Notwithstanding the value of this, the effect on this criteria question would be limited; the development of the site would be highly unlikely to sustain health or sport/ recreation facilities due to its limited scale and associated viability constraints.	Neutral 0	Neutral 0
<b>5. Health and Wellbeing</b> To improve health and	2. Will it improve access to health services?	Due to the size of SGA24, it is not expected that any new health facilities will open as a result of development. There is however, good public transport	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
wellbeing and reduce health inequalities.		surrounding SGA24 connecting into Derby City, therefore people who move in to the site may have improved access to health services through public transport connections.		
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	It is likely that new green infrastructure will be provided on the site such as a children's playground or areas for recreation. However the relationship is not strong between the site and this SA question	Neutral 0	
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	SGA24 would be expected to provide a small 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. The loss of the site to development would remove greenfield land from the local environment, however the public right of way which runs along the western extent of the site would be preserved.	Neutral 0	
<b>5. Health and Wellbeing</b> 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 but not currently used for food growing. 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 due to the poor quality of the land and higher quality alternatives throughout Erewash.	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime	Delivery of around 120 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 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.	Minor negative -1	Major negative -2
<b>6. Community Safety</b> 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	
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close	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	Minor positive +1	Major positive +2

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
the gap between the most deprived areas within the plan area.		enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.		
<b>7. Social Inclusion</b> 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 Breadsall. 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	
<b>7. Social Inclusion</b> 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?	Due to the size of SGA24, it would not be expected to directly lead to an increase in the number of community facilities. A site of a larger size would be expected to increase community facilities.	Neutral 0	
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close	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	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
the gap between the most deprived areas within the plan area.				
<b>8. Transport</b> 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 existing transport infrastructure. As Breadsall is a village away from the conurbation, existing infrastructure may be put under pressure as a result of the increased population due to the site not being of a scale to warrant large-scale enhancement to the existing network.	Minor negative -1	Major negative -2
<b>8. Transport</b> 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?	Due to the site having an expected yield of 120 dwellings, it is not anticipated that a site of this size will directly lead to the development of a transport network that minimises impact on the environment. However, due to the sites proximity to public transport routes and current cycle networks/public rights of way, there are several sustainable transport routes into Derby City that would minimise impact on the environment.	Neutral 0	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve	3. Will it reduce journeys undertaken by private car by encouraging alternative modes	The location of the site adjacent to the conurbation will enable access to 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.	Minor negative -1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
accessibility to jobs and services for all and to improve travel choice and accessibility.	of transport?			
<b>8. Transport</b> 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?	SGA24 on its own will not increase accessibility to services and facilities as due to the site's size, new transport infrastructure would not be expected.	Neutral 0	
<b>9. Brownfield Land</b> To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	SGA24 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
<b>9. Brownfield Land</b> 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	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop	1. Will it result in additional energy use?	SGA24 would result in 120 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

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
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.		
<b>10. Energy and Climate Change</b> 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 120 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	
<b>10. Energy and Climate Change</b> 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 master planning 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, master planning will be required to understand the level of potential.	Neutral 0	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop	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	Neutral 0	



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
low-carbon energy resource, reducing dependency on non-renewable sources.		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.		
<b>10. Energy and Climate Change</b> 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 120 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	
<b>11. Pollution and Air Quality</b> 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

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		be adequate scope to limit increases through innovate construction techniques and better specification materials. Pollution increases on SGA6 are likely to be of lower levels than some of the larger strategic sites.		
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	20% of SGA24 is within Flood Zone 1 Around 80% 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 Derwent, approximately 500m from the site. The development of 120 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 -3
<b>12. Flooding and Water Quality</b> 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. However, it is also unlikely that development would have a detrimental impact on water quality due to the lack of watercourses in the immediate vicinity to the site.	Neutral 0	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	SGA24 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	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>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 such a large number of homes would see each property benefit from passive water efficiency measures and technology.</p>	<p>Minor positive +1</p>	
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>The site currently consists completely of greenfield land in the form of the arable farmland. Without mitigation, development could possibly affect Water Framework Directive status of the nearby River Derwent. 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.</p>	<p>Minor negative -1</p>	
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>SGA24 lies within SPZ3, an area around a supply source within which all the groundwater ends up at the abstraction point (i.e. the point from where the water is taken). Given the wider distance between the site and the point of abstraction, it is unlikely that any adverse impacts would be expected to occur as a consequence of new development.</p>	<p>Neutral 0</p>	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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 SGA24. New housing across the entirety of the site could threaten a diverse range of species.	Major negative -2	Major negative -3
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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 SGA24 will allow for some small 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. There are no statutory environmental designations on the site and the closest wildlife asset to SAG24 is Croft Wood Local Nature Reserve, located to the south of the site on the other side of Croft Lane. The expansion and enhancement of this asset could help deliver the necessary gain required as a result of development.	Neutral 0	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue	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	Minor negative -1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
Infrastructure and the natural environment.		facilitate development across a relatively large area of land could influence modest alterations to the geological environment.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	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 hedgerows. 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 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.	Minor negative -1	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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 some small 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	
<b>13. Natural Environment,</b>	6. Will it improve the quality of	Currently there is no formally designated open space within the boundaries of the site. As such, any	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	existing open space?	development would help to create new areas of open space which as described at 13(5) display a range of benefits. There are two public rights of way that run along the boundary of the site which will be preserved.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	There is potential to encourage and protect blue/green infrastructure as a result of development on this site, however any improvements will be relative to the site's size.	Neutral 0	
<b>14. Landscape and Built Environment</b> 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, as it will lead to the direct expansion of Breadsall Village.	Major negative -2	Major negative -5
<b>14. Landscape and Built Environment</b> To protect and enhance the landscape and	2. Does it have a positive impact on visual amenity?	Development of the site would have a significant impact on visual amenity to the current appearance consisting of enclosed agricultural fields. Whilst a larger development across expansive areas would have the	Minor negative -1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
townscape character, including heritage and its setting and enhancing the place through good design.		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.		
<b>14. Landscape and Built Environment</b> 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?	SGA24 would adjoin Breadsall. The fabric of this area dates back further than the 1900's. Breadsall is an enclosed village surrounded by green belt land. SGA24 will significantly change the local distinctiveness of the townscape and settlement character as the development will be over 100 years newer than the fabric of the village.	Major negative -2	
<b>14. Landscape and Built Environment</b> 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 near the boundary with Derby City. Development should be sympathetic to the close distance between Breadsall and Derby City's main built up area.	Neutral 0	
<b>15. Heritage</b> 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	No designated or non-designated heritage assets are to be found in the immediate proximity to SGA24's location, as such, development of this site would not harmfully impact on the historic environment. It is worth noting however, Breadsall Conservation Area is close by to the site. Traffic wishing to head towards Heanor,	Minor negative -1	Neutral 0

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
	heritage assets and their settings?	Belper and Oakwood will pass through Breadsall Conservation Area, which would have an impact on the visual amenity of the Conservation Area.		
<b>15. Heritage</b> 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?	Development of SGA24 on the edge of Breadsall is likely to have a negative impact on the local character and distinctiveness due to the urban fabric and age of existing dwellings. Some impacts could be mitigated through positive site design and respecting the current urban grain when planning development.	Minor negative -1	
<b>15. Heritage</b> 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. Nearby heritage assets include Breadsall Conservation Area and the Derwent Valley Mills World Heritage Site.	Minor positive +1	
<b>15. Heritage</b> 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 of SG24 would provide a location with good access via public transport or existing green infrastructure networks between the site and heritage assets.	Minor positive +1	
<b>15. Heritage</b> To conserve the area's	5. Will it conserve and enhance the	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that	Neutral 0	



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
heritage and provide better opportunities for people to enjoy culture and heritage.	archaeological environment?	development would have any negative impact on the archaeological environment.		
<b>16. Natural Resources and Waste Management</b> 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 -5
<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the	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	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
area including soils, safeguarding minerals and waste.				
<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste Management</b> 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 poor quality farmland as assessed and presented by the agricultural land classification. This means any development would not impact on the loss of the best and most versatile agricultural land.	Neutral 0	
<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste</b>	7. Will it sterilise mineral resources?	SGA24 is not located within any identified Coal Authority Zones, therefore no impact on mineral resources is	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.		expected.		

**Site: SGA25 – Land South West of Kirk Hallam**

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 1,300 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.</p>	<p>Major positive +2</p>	<p>Major positive +4</p>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>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.</p>	<p>Neutral 0</p>	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>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 greenfield and does not have any existing dwellings within it which require improvement does not present a direct opportunity to reduce the number of existing 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.</p>	<p>Neutral 0</p>	
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The large scale of potential development on site means that a range of infrastructure would be provided. This includes a new Kirk Hallam relief road, a new primary school along with likely contribution towards secondary education and an on-site retail centre. Due to the sites location adjacent to Ilkeston and scale of infrastructure interventions that would be expected, the benefits of such infrastructure provision are likely to be felt well beyond the site.</p>	<p>Major positive +2</p>	
<p><b>2. Employment and Jobs</b> To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The number of dwellings the site would be expected to deliver would require the provision of a wide range of facilities to support the incumbent population including retail/ commercial provision. Such provision will provide additional job opportunities in the locality. Given the limited range of job providers within Kirk Hallam,</p>	<p>Major positive +2</p>	<p>Major positive +4</p>

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		particularly when considering the poor condition of the existing retail centre, it is expected that delivery of this site would lead to notable improvements in the diversity and quality of jobs locally in the long term. The construction of a site of this scale would also provide a significant boost to the local economy in the short to medium term.		
<b>2. Employment and Jobs</b> 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 additional job opportunities in the locality in the long term. A significant positive effect on reducing unemployment in the short to medium term would also result from construction of the site given its scale. Development of this site is therefore likely to have a positive effect on reducing unemployment.	Major positive +2	
<b>2. Employment and Jobs</b> 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. Development on arable land has the potential to neutralise any benefit however because in this instance the land is rated as 'poor' in agricultural land classification, this is not the case.	Neutral 0	
<b>3. Economic Structure and</b>	1. Will it provide land and buildings	Due to its scale, the site would support retail facilities at a Local Centre scale. As a result, the site will provide	Minor positive	Major positive

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	of a type required by businesses?	land and buildings of a types required by businesses, albeit to a limited extent and type.	+1	+4
<b>3. Economic Structure and Innovation</b> 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 of a retail and commercial centre on this site in will in effect provide for a business cluster albeit on a limited scale. The site would be unlikely to provide any function relating to university clusters.	Minor positive +1	
<b>3. Economic Structure and Innovation</b> 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?	No part of this site would be expected to accommodate uses which provide jobs in the high knowledge sectors specifically, albeit there is the potential for this given the incorporation of a retail and commercial centre. However, there is too much uncertainty around any potential this may provide to be able to confidently expect a positive effect.	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p><b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Infrastructure within the site which supports economic structure and innovation would include providing for the required retail and commercial provision. The provision of a relief road would be a further significant enhancement to infrastructure which supports economic structure and innovation in general, given its wide-reaching effects particularly on movement around the Borough.</p>	<p>Major positive +2</p>	
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Retail provision would be provided within the site to support the incumbent population and this would pose a limited risk to the vitality and viability of the nearest retail centre (Ilkeston town centre) by potentially diverting expenditure from it. However this risk would be neutralised by the uplift in local expenditure capacity resulting from the significant increase in population</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		resulting from development of the site, particularly in the context of the much wider-reaching services and facilities that would continue to be provided by the town.		
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site adjacent to Ilkeston town 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). The provision of facilities on site would also present opportunity for existing residents in Kirk Hallam to travel to facilities using active means who currently do not. The site would be unlikely to provide any health facilities but 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. This would provide additional opportunities for active movement and travel across the site as well as recreational opportunities all of which will contribute to reducing health inequalities.	Minor positive +1	Major positive +5
<b>5. Health and Wellbeing</b> 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 a town 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	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>Delivery of the site would be required to include a relief road to support transportation around Kirk Hallam and in and out of the site. The Relief road would be required to include multi-user functionality and this would act to promote recreational travel, also helping to connect the site to recreational routes further afield and nearby including the Nutbrook Trail. The site has the potential to deliver a significant amount of green and open space, particularly along its central spine between the Local Nature Reserve and proposed relief road as much of this will be undevelopable given its role in natural drainage and the presence of water bodies as well as need to adequately buffer the Local Nature Reserve from development. This would provide additional opportunities for informal recreational physical activity on land which is currently inaccessible to the public.</p>	<p>Major positive +2</p>	
<p><b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>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. Particular opportunity for this relates to land around the Sow Brook and in extension to the adjacent Local Nature Reserve. A large corridor of land between the existing built up area and proposed western extent of the site is undevelopable owed to existing water assets and its future role in accommodating appropriate surface drainage alongside development. This presents a large area of land for potential integration of a wide range of</p>	<p>Major positive +2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		open space assets and this is likely to result in a significant net gain in open space assets. Currently, the site is private land and not accessible to the public aside from routes constrained to Public Rights of Way. As a result, there is no open space situated within the site's boundaries in its current form so development would not have any impact or effect in enhancing the quality of existing open space but would play a significant role in providing new space.		
<b>5. Health and Wellbeing</b> 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 largely arable and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities on a relatively large scale however land classification is 'poor' in agricultural terms and this limits the effect.	Minor negative -1	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 1,300 dwellings at this location would result in the relatively significant urbanising of rural land and convergence of a large 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 presented through development to reduce incidences and fear or <i>rural</i> crime is outweighed by the effects of urbanising the land in this case.	Minor negative -1	Major negative -2

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>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 at a large scale.</p>	<p>Minor negative -1</p>	
<p><b>7. Social Inclusion</b> 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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, the scale of potential development and associated increase in population adjacent to the town 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 at this scale is likely to provide the impetus for such enhancements.</p>	<p>Major positive +2</p>	<p>Major positive +7</p>
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital</p>	<p>2. Will it improve access to, encourage engagement with</p>	<p>Delivery of 1,300 dwellings would result in a large increase in population adjacent to the town. This will increase the proportion of the overall plan area population able to easily access and engage with</p>	<p>Major positive +2</p>	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	and residents' satisfaction in community activities?	community activities at facilities within the town. Given the scale of the development, the site would be required to deliver a school as well as a retail centre and this also presents an opportunity to improve access to and engagement with community activities locally and as a direct result of the development. The extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.		
<b>7. Social Inclusion</b> 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 a retail centre and a school – due to its large scale and on this basis the site will lead to a direct increase in the number of facilities.	Major positive +2	
<b>7. Social Inclusion</b> 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?	Because of the large scale of the site, it would be required to deliver a new school and therefore would strongly provide for the educational needs of the population.	Minor positive +1	
<b>8. Transport</b> 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 existing enhanced transport infrastructure	Major positive	Major positive

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
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 town. Given the scale of development proposed, significant enhancement of the existing network would also be achieved particularly in relation to the implementation of a relief road to not only serve the site but provide an alternative route for traffic around Kirk Hallam. This would also result in enhancement to the sustainable transport offer by for example providing a multiuser route along its length. In addition to this, the site will be required to more widely mitigate impacts on the local highway network which result from its development where appropriate.	+2	+6
<b>8. Transport</b> 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 town and its defined retail centre would enable access to existing facilities and services to be via sustainable forms of travel – including walking and cycling. This, as well as provision of facilities internally as part of development will make a significant contribution towards developing a transport network which minimises impact on the environment. Potential negative effects from the required expansion of the transport network into countryside in order to accommodate the site are minimised by the provision of facilities on site.	Major positive +2	
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel	3. Will it reduce journeys undertaken by private car by encouraging	The location of the site adjacent to the town will enable access to jobs, facilities and services to be achieved via means other than the private car. Ultimately, a development of this scale would result in additional car usage relating to an expanded local population however	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	alternative modes of transport?	in this case provision of facilities on site and the implementation of a relief road which will provide enhancements to sustainable transport infrastructure within the borough help to neutralise this effect.		
<b>8. Transport</b> 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?	Due to the sites location adjacent to the town 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 services and facilities. Additionally in this case, the site would provide a wide range of facilities including a retail centre and school. As such this effect is strengthened and existing populations nearby to the site will especially benefit from improved access to services and facilities.	Major positive +2	
<b>9. Brownfield Land</b> To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	The extent of the site consists almost entirely of greenfield land that is arable in classification and is capable of supporting agricultural productivity – therefore the site does not make efficient use of brownfield land.	Major negative -2	Major negative -3
<b>9. Brownfield Land</b> 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, a relatively low density of housing proposed (allowing for a generous provision of open/green spaces) coupled with 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	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>A sizeable development scheme would inevitably result in additional energy use owing to the land's undeveloped, greenfield status. Whilst some energy will be used to support the agricultural productivity of the land, the potential provision of more than a thousand new homes and other development types would see a steep 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 notable increase in energy use in excess of the current baseline.</p>	<p>Major negative -2</p>	<p>Minor positive +1</p>
<p><b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of such a large number of new homes and other supporting community facilities would make a notable contribution to the energy efficiency of building stock within the plan area. Proposed development size would be in excess of 2% 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.</p>	<p>Major positive +2</p>	
<p><b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>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</p>	<p>Neutral 0</p>	



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
renewable sources.		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.		
<b>10. Energy and Climate Change</b> 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 combination with any major development opportunity.	Neutral 0	
<b>10. Energy and Climate Change</b> 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	Minor positive +1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		existing housing stock.		
<b>11. Pollution and Air Quality</b> 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 emissions. Although with the vast majority of new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and materials.	Minor negative -1	Minor negative -1
<b>12. Flooding and Water Quality</b> 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 the vast majority (99%) of land situated within Flood Zone 1 with a 1-in-1,000 year risk of flooding. The Sow Brook flows through the site, so any future built development would need to be adequately sited away from the watercourse to prevent subjecting occupants of homes, commercial and community-based facilities to heightened flood risks. However, a development of this scale would compromise the ability of the current fields to naturally assist with the drainage of rainwater into the ground and thus, the removal of fields to accommodate new housing would limit the performance of the site to continue its current role – even with the inclusion of Sustainable Drainage Systems.	Minor negative -1	Major negative -4

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>2. Will it improve water quality?</p>	<p>Development of the site would be unlikely to improve water quality within the wider water cycle. With the Sow Brook flowing through the site, the urbanisation of land caused by construction of housing within its vicinity would threaten to impact on the quality of water. This would not be directly caused by improper discharges into the Brook, but the altered subterranean hydrology that could no longer fully rely on undeveloped fields absorbing rainwaters through natural drainage processes. 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.</p>	<p>Minor negative -1</p>	
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>3. Will it conserve water?</p>	<p>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 commercial property. Development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.</p>	<p>Major negative -2</p>	
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>Following directly on from 10(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 and commercial properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building</p>	<p>Minor positive +1</p>	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and technology.		
<b>12. Flooding and Water Quality</b> 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 with the Sow Brook passing within its boundaries. Without mitigation, development would possibly affect Water Framework Directive status or the on-site watercourse mentioned above. The 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.	Minor negative -1	
<b>12. Flooding and Water Quality</b> 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 affect aquifers. It is highly unlikely that the site's possible development would harmfully affect the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.	Neutral 0	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	1. Will it help protect and improve biodiversity and avoid harm to protected species?	Development of the site could potentially threaten some forms of biodiversity and risk harm to protected species. Whilst no statutory or non-statutory ecological assets are present within the site's boundaries, habitats such as hedgerows, trees and ponds help to support a diverse range of wildlife. A detailed ecological survey would be required to establish the on-site presence of protected species, but it is realistic to think that the	Minor negative -1	Minor negative -1

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
natural environment.		habitats present around the periphery and across the site would help to support such species. A significant development would likely see much of the current network of internal field boundaries lost – increasing the chances of harm. Despite this, the scale of development and the vast area covered does offer some prospect that biodiversity can be improved at targeted locations around the site.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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 extensive size of the site offers scope for net gain in biodiversity 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 presence of an adjacent Local Nature Reserve at Pioneer Meadows is a notable biodiversity asset in the immediate vicinity. With the potential introduction of a sizeable new residential population in close proximity to the Local Nature Reserve, the expansion of the asset could help to deliver the necessary gain and act as an appropriate setting – as well as the introduction of biodiversity around other areas of what is currently agricultural farmland. 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.	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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.	Minor negative -1	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	The site does not display extensive areas of woodland cover and any resulting need for its management. Intermittent trees are evident along some, but not all, of the hedgerows which help to provide internal enclosure to fields within the site. A cluster of trees also lines the bank of a small pond that is located centrally within the site. 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 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.	Minor negative -1	
<b>13. Natural Environment, Biodiversity, Green &amp;</b>	5. Will it provide new open space or green space?	Development of this scale would be expected to make substantial provision to serve a newly-established large community. Ample provision would be required to	Minor positive +1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.		support residents' 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. The size of the site offers ample opportunity to provide open/green space throughout it, establishing a network of open spaces that have a multitude of uses.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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. Public Rights of Way cross the site enabling access away from Kirk Hallam into the surrounding countryside – however, the fields crossed by the Public Rights of Way are privately owned, are in agricultural use and do not make any contribution to the network of existing open space.	Neutral 0	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	A development of the scale possible at this site presents an opportunity to incorporate substantial elements of new and/or improved blue and green infrastructure to help connect the site to the adjacent Borough-wide network. Scope exists to explore establishing linkages between a development at this site and the nearby Nutbrook Trail which provides a strong north-south non-motorised trail connecting the Borough's two largest towns.	Minor positive +1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>Large-scale development at this site would undoubtedly alter to a substantial degree the landscape character evident in this part of the Borough. Currently an interconnecting network of agricultural fields surrounding Kirk Hallam, the site's landscape is characterised as forming a part of the wider Coalfield Village Farmlands type. Development may be able to incorporate a limited number of the key characteristics associated with Coalfield Village Farmlands, but the substantial urbanisation would see many elements lost or fundamentally altered.</p>	<p>Major negative -2</p>	<p>Major negative -2</p>
<p><b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>Development of the site would have a notable impact on visual amenity to its current appearance consisting of enclosed agricultural fields. A strategic-scale development across an expansive area fringing the existing built-up edge of Kirk Hallam is likely to cause a substantial alteration to the visual amenity currently enjoyed by those inside and outside of the settlement. Whilst development of such a large scale offers opportunities to introduce a thoughtful and creative landscape consisting of a network of green spaces, the urbanising of a substantial area of open land will fundamentally alter the visual relationship between the setting of Kirk Hallam and surrounding countryside – something also strongly influenced by the need for a planned relief road which will see an engineered element of highway infrastructure.</p>	<p>Major negative -2</p>	



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>The urban fringe adjoining the site largely comprises of residential development within Kirk Hallam constructed during the 1950s. The wider townscape character displays an interesting oval shaped layout to the settlement, although with the vast majority of Kirk Hallam relatively modern in terms of its construction then its character is largely regularised. Development of this site incorporating open spaces, green corridors and enhanced areas for biodiversity would undoubtedly alter, and arguably enhance, the local distinctiveness to add greater diversity to the layout of the existing settlement.</p>	<p>Minor positive +1</p>	
<p><b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>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. Currently there is a 'hard' boundary between the urbanised Kirk Hallam and surrounding agricultural land denoting where homes end and farmland begins. New development could provide a more graduated blending of development and surrounding countryside south and south-west of Kirk Hallam. Whilst a relief road would be required to support generated traffic movements, this would form the outer boundary of the site. However, this would need to allow for access from a development across it into the surrounding coalfield village farmlands landscape.</p>	<p>Minor positive +1</p>	
<p><b>15. Heritage</b> To conserve the area's</p>	<p>1. Will it conserve and enhance the</p>	<p>No designated or non-designated heritage assets are to be found in immediate proximity to the site's location.</p>	<p>Neutral 0</p>	<p>Major positive</p>

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
heritage and provide better opportunities for people to enjoy culture and heritage.	historic environment, designated and non-designated heritage assets and their settings?	Development would be adjacent and extend a planned 1950s and 1960s large housing estate which expanded Kirk Hallam from a small village into a sizeable settlement within the wider Ilkeston area. As such, development of this site would not harmfully impact on the historic environment.		+2
<b>15. Heritage</b> 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 Kirk Hallam, the settlement adjacent to the site, is described at 15(1) above. Whilst the settlement was much expanded in the mid-c20th to provide housing for workers at the nearby Stanton Ironworks site, other than the interesting oval-arranged layout of Kirk Hallam's roads and urban network, there is little by way of townscape character that adds much distinctiveness to the local area. It is unlikely that development would strengthen the local character and distinctiveness – but neither would it prove to be harmful in any identifiable way.	Neutral 0	
<b>15. Heritage</b> 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 and permeate the Borough's countryside enables access to these, and other, heritage assets and cultural activities.	Minor positive +1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>15. Heritage</b> 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 Nutbrook Trail which connects to the historic towns of Ilkeston and Long Eaton.	Minor positive +1	
<b>15. Heritage</b> 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 so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
<b>16. Natural Resources and Waste Management</b> 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 -5
<b>16. Natural Resources and Waste Management</b> 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	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
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 its impact on the environment.		
<b>16. Natural Resources and Waste Management</b> 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.	Major negative -2	
<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans a significant expanse of poor quality farmland as assessed and presented by the agricultural land classification. This means any development would not impact on the loss of the best and most versatile agricultural land.	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
and waste.				
<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste Management</b> 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 coal reserves under the site (surface coal resource areas). However, the site's proximity to housing immediately north-east of the site on the fringes of Kirk Hallam strongly suggests open cast extraction operations would be wholly unsuitable at this location on amenity grounds. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	

**Site: SGA26 – Land south of Spondon Wood**

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approx. 240 residential units would be expected to deliver more diversity in housing stock within the plan area albeit to a limited extent given the restricted scale. 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.</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>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.</p>	<p>Neutral 0</p>	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>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 Derby rather than provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p><b>2. Employment and Jobs</b> To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>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</p>	<p>Neutral 0</p>	<p>Minor negative -1</p>

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		on this criteria question given the limited scale of development.		
<b>2. Employment and Jobs</b> 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.	Neutral 0	
<b>2. Employment and Jobs</b> 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. No other facilities or services are likely to form part of the site which would contribute to rural productivity in terms of employment opportunities. Development of arable land poses a risk against this criteria question and given the agricultural land classification rating of 'good to moderate' afforded to this land, this does represent a valid concern.	Minor negative -1	
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic	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



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
structure including infrastructure to support the use of new technologies.				
<b>3. Economic Structure and Innovation</b> 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	
<b>3. Economic Structure and Innovation</b> 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	
<b>3. Economic Structure and Innovation</b>	4. Will it encourage graduates to live and work within the	The population in general – including graduates – would be afforded a greater opportunity to live and work within	Neutral 0	

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To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	Plan area?	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.		
<b>3. Economic Structure and Innovation</b> 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	
<b>4. Shopping Centres</b> 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 Derby. 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

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site adjacent to Derby 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 the adjacent woodland) - 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.	Minor positive +1	Major positive +3
<b>5. Health and Wellbeing</b> 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 a city 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	
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site is not adjacent or particularly nearby to established recreational trails, and the nearest Public Right of Way is also detached from the site. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents when considering that public access	Minor positive +1	

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		across the land in its current form is not provided. The presence of Spondon Wood to the north of the site, which is known to have biodiversity value, will require appropriate buffering which, despite the limited scale of the site, will provide an opportunity for integration of a green space network to support the incumbent population and increase opportunity for recreational activity not currently provided by the land.		
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	No formal open space is present within the site so development of the site would not improve 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. However, the site is private land and not currently accessible to the public. As a result any open space provided as part of the development would result in net gain. Furthermore, an appropriate buffer would need to be incorporated between development and the adjacent ancient woodland and this provides additional and specific opportunity for the incorporation of open space within the site.	Major positive +2	
<b>5. Health and Wellbeing</b> 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. The land is classified as 'good to moderate in agricultural terms therefore an enhanced negative effect on this criteria question is possible, albeit	Major negative -2	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		on a modest scale.		
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 240 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
<b>6. Community Safety</b> 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 with its 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.	Minor negative -1	
<b>7. Social Inclusion</b> To promote and support the development and	1. Will it protect and enhance existing cultural	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	Minor positive +1	Major positive +2

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	assets?	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.		
<b>7. Social Inclusion</b> 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	
<b>7. Social Inclusion</b> 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 however development of the site would not put at risk any existing facilities either.	Neutral 0	
<b>7. Social Inclusion</b> To promote and support the development and	4. Will it provide for the educational needs of the	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	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	population?	to support the additional population generated by the site.		
<b>8. Transport</b> 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
<b>8. Transport</b> 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 conurbation would enable access to a significant range of existing facilities and services at its defined retail centres via 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.	Neutral 0	

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<b>8. Transport</b> 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 city of Derby 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	
<b>8. Transport</b> 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 city 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	
<b>9. Brownfield Land</b> To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	The site would not make efficient use of brownfield land owing to it being greenfield in its entirety.	Major negative -2	Major negative -3
<b>9. Brownfield Land</b> To make efficient use of brownfield land and	2. Will it minimise impact on the biodiversity	Development of a greenfield site would inevitably alter the current ecological ecosystems that exist across the land. However, the development site comprises a single,	Minor negative -1	



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
recognise biodiversity value where appropriate.	interests of land?	large agricultural field with a band of vegetation forming an informal divide between the west and eastern parcels of land. Its agricultural usage for arable crop production means modern farming methods will reduce the biodiversity value of the site. Despite this, hedgerow and trees that enclose the site will support ecology and development would need to retain this in order to not negatively impact any on-site biodiversity.		
<b>10. Energy and Climate Change</b> 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 on a site of this size would inevitably result in additional energy use owing to the land's current greenfield status. The potential provision of several hundred new homes would see a notable increase in energy usage by occupants of all domestic buildings across the site. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in a large increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1
<b>10. Energy and Climate Change</b> 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 this number of new homes would make a small, but positive contribution to the energy efficiency of building stock within the plan area. Proposed development size would constitute less than 0.5% of the current number of dwellings in Erewash, and it would be expected that each new property at this location would be constructed to higher levels of energy efficiency in line with national building regulations.	Minor positive +1	

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<p><b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>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 where energy can be supplied back to energy networks. However, masterplanning will be required to understand the exact level of potential.</p>	<p>Neutral 0</p>	
<p><b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes 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 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.</p>	<p>Neutral 0</p>	
<p><b>10. Energy and Climate Change</b></p>	<p>5. Will it ensure that buildings are</p>	<p>Homes potentially built at this location would be required to be constructed to current building regulations</p>	<p>Minor positive</p>	

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To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	able to deal with future changes in climate change?	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.	+1	
<b>11. Pollution and Air Quality</b> 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 individual buildings, their occupants and the increase of vehicular trips made to and from the site. However, site construction and the eventual occupancy of on-site buildings would see a rise in omissions. Although with all new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovative construction techniques and better specification materials.	Minor negative -1	Minor negative -1
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water	1. Will it minimise or mitigate flood risk?	Environment Agency records shows the site sits within Flood Zone 1 which indicates the lowest threat from flooding. The nearest main watercourse, the Lees Brook, is located more than 0.6km away – although a small drainage channel runs from the Brook and passes	Neutral 0	Major negative -2

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quality.		along the southern boundary. With no recorded flood risk, perhaps owing to the site's location on elevated land, development would not be required to minimise a level of risk which does not exist. In terms of mitigation, development would be expected to demonstrate a range of measures to ensure rainwater could safely discharge, either via formal drainage infrastructure or through balancing ponds and permeable areas by natural means.		
<b>12. Flooding and Water Quality</b> 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. It is located some way from the nearest main watercourse at Lees Brook so the prospects of any surface water run-off accessing it are slim. It would be expected that development would see a standard sewer and drainage system established to control the movement of water. It is acknowledged that development would alter a subterranean hydrology that could no longer fully rely on undeveloped terrain associated with the farmland south of Spondon Wood that helps to absorb rainwaters through natural drainage processes.	Minor negative -1	
<b>12. Flooding and Water Quality</b> 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	

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<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>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 large number of new homes would see each property benefit from passive water efficiency measures and improved technology.</p>	<p>Minor positive +1</p>	
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>The site currently consists entirely of greenfield farmland in the form of a large enclosed field south of Spondon Wood. As discussed at 12(2), the distance between the site and nearby watercourses (there are none on-site, although a drainage ditch does run in parallel to a hedgerow/domestic garden fencing defining the southern boundary) makes it extremely unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.</p>	<p>Neutral 0</p>	
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely affect aquifers. It is highly unlikely that the site's possible development would harmfully affect the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.</p>	<p>Neutral 0</p>	

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<p><b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>As outlined at 9(2), whilst the site itself by virtue of its agricultural usage would not expect to directly support ecology, a number of surrounding features and assets such as hedgerow, hedgerow trees and adjoining areas of woodland (Spondon Wood) will all make strong contributes to localised biodiversity through providing varying habitats. Two neighbouring non-statutory habitat designations (local wildlife sites) can be found adjoining the site. Dunshill Shelterbank (ER118) provides much of the site's eastern boundary with the A6096 and is categorised as a secondary broad-leaved plantation. Spondon Wood (ER119) borders much of the site's northern boundary and is an ancient semi-natural woodland containing mixed deciduous trees and providing habitat to an assemblage of bird species. Development has an opportunity to introduce an open buffer between the edge of new housing and the Woods. The location of a vehicular access into the site would need to be carefully sited as not to impact on the Dunshill screen of trees. Whilst the internal parts of the site are not rich in the diversity of ecological habitats, development of the site would undoubtedly alter the relationship it has with the natural environment.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>
<p><b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>Notwithstanding the relative lack of biodiversity and ecological assets described by 13(1), the site is still thought spacious enough to incorporate biodiversity net gain within its boundaries should this be required. It is thought the site could contain soil types suiting the</p>	<p>Neutral 0</p>	

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levels and protect and enhance Green and Blue Infrastructure and the natural environment.		creation of seasonally wet pastures and woodland. Any environmental enhancements should consider creating these habitats types owing to the site's conditions. Assessment of the biodiversity value of the site is necessary to establish a baseline in which future interventions may be necessary. It will be for site masterplanning to show how enhanced biodiversity can be delivered as part of any future development, although there could be scope to deliver gain off-site through interventions such as additional planting to extend the footprint of Spondon Wood.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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.	Minor negative -1	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue	4. Will it maintain and enhance woodland cover and management?	As described at 9(2), whilst the internal parts of the site serve an agricultural purpose, the boundaries of the site are characterised by hedgerows, tree belts and larger areas of woodland – the latter referring to the ancient woodland directly adjoining the site to its north. Development should, with the exception of formulating a vehicular site access onto the A6096, work with the	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
Infrastructure and the natural environment.		existing tree coverage found around the site's periphery. There may be scope to add to the existing coverage and bring further woodland onto the site itself through new planting.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	Despite the relatively small size of this strategic site, development would be required to provide sufficient open space to meet the recreational and leisure needs of future residents. A lack of open space in the nearby built-up area emphasises the need for green space(s) within the site. This could potentially be combined with a need for a buffer between the built part of the site and the adjoining Spondon Wood.	Minor positive +1	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	No open space exists within the site boundaries owing to its privately-owned status. As such, development would make no contribution to the quality of existing open space. Any open space assets should be provided on-site for the reasons mentioned at 13(5), so contributions to off-site assets should not be considered necessary.	Neutral 0	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b>	7. Will it encourage and protect or improve Green and/or Blue	The site is located rather distantly from the Borough's strategic Blue and Green Infrastructure network. Consequently, development would not realistically be able to contribute strongly to the protection or	Minor negative -1	



<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	Infrastructure networks?	enhancement of the assets present inside Erewash. Consideration should be given to enhancing linkages between the site and the surrounding countryside – with Locko Park located nearby. Strengthened links with the local public rights of way network can help to increase access to the wider countryside beyond the site.		
<b>14. Landscape and Built Environment</b> 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 South Yorkshire, Derbyshire & Nottinghamshire Coalfields landscape area, and more specifically, forms part of the Plateau Estate Farmlands landscape type. Its characteristics, such as the medium to large sized fields and mixed farming would undoubtedly be affected by a potential development consisting of several hundred new homes. Whilst positive landscaping features can be incorporated into most new developments, the resulting urbanisation across the site would see development fail to respect or preserve the identified landscape character assessed through county-wide work.	Major negative -2	Major negative -4
<b>14. Landscape and Built Environment</b> 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 would undoubtedly have an impact upon the visual amenity across the site. Currently open and undeveloped, this enables views of Spondon Wood from existing residential areas south of the site. Development would affect these views, infilling much of the land between the Wood and properties on Huntley Avenue and Fallow Road. The altered views would have an adverse impact given the Wood is a notable landscape feature looking northwards.	Major negative -2	

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<p><b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>As explained at 15(2), neighbouring development south of the site is set within an area of relatively modern, homogenous housing displaying limited discernible character. New development would not therefore be expected to play a strong role in maintaining the distinctiveness of the nearby built-up area.</p>	<p>Neutral 0</p>	
<p><b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>A high quality, well planned housing scheme does offer an opportunity to sensitively integrate Spondon Wood with the neighbouring residential area and north Spondon in general. The current edge of the built-up area sees agricultural land sandwiched between residential properties and the woodland. Development would see this land utilised for new housing, but instead of the current hard edge between existing homes and agricultural land, a thoughtful, creative layout can enhance the interrelationship between an extended built-up area and Spondon Wood.</p>	<p>Neutral 0</p>	
<p><b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>No designated or non-designated heritage assets are to be found in immediate proximity to the site's location. Development would be adjacent to a relatively modern estate of private housing in the north of Spondon. There is a considerable distance southwards until a concentration of listed buildings is reached located within Spondon Conservation Area. In Erewash, the nearest heritage asset is a Spondon Wood Farm, of</p>	<p>Neutral 0</p>	<p>Major positive +2</p>

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		which the buildings are designated on the Council's non-statutory Adopted Buildings List. The approx. 300m distance from the boundary of SGA26 ensures any impact would be minimal.		
<b>15. Heritage</b> 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 the northern parts of neighbouring Spondon, the settlement adjacent to the site, is referenced at 14(3). Whilst the settlement was much expanded in the during the c20th there is little by way of townscape character that adds much distinctiveness to the local area in the north of Spondon. It is therefore unlikely that development would strengthen the local character and distinctiveness – but neither would it prove to be harmful in any identifiable way.	Neutral 0	
<b>15. Heritage</b> 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. Nearby heritage assets include Locko Hall and Park, with the centre of Spondon and the Moravian settlement within Ockbrook being of particular interest. Greater understanding of these local assets could be achieved through the creation of digital material that every household would have access to. The public rights of way network extending outwards from the fringes of the Derby urban area enables those who may live at a future development at SGA26 the opportunity to engage with local heritage in rural parts of Erewash.	Minor positive +1	

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<p><b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>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, particularly westwards towards Brunswood Farm and Locko Road where access to the Locko Park Estate can be achieved.</p>	<p>Minor positive +1</p>	
<p><b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>5. Will it conserve and enhance the archaeological environment?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>1. Will it lead to reduced consumption of raw materials?</p>	<p>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 reasonably large size of the site, would in all likelihood see an increase in the consumption of raw materials across a period of housebuilding.</p>	<p>Minor negative -1</p>	<p>Major negative -5</p>
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils,</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>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</p>	<p>Neutral 0</p>	

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safeguarding minerals and waste.		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.		
<b>16. Natural Resources and Waste Management</b> 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 buildings given the scale of new development possible and the current baseline of no waste owing to the site's undeveloped status.	Major negative -2	
<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste Management</b> 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 a significant expanse of average quality (Grade 3) farmland as assessed and presented by the agricultural land classification. This means any development would not bring about a consequential loss of the best and most versatile agricultural land.	Neutral 0	

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<b>16. Natural Resources and Waste Management</b> 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	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site forms no part of any area identified by the Coal Authority as one where historic mining activity could pose potential risks to development/housebuilding. It is almost entirely located outside a zone where the Coal Authority would expect to provide advice on the safety of new development and ground conditions. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	