Site: SGA27 – Land at Hopwell Hall

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of around 7,500 residential units would be expected to significantly enhance diversity in housing stock within the plan area. The ability to deliver a range of house types including a relatively large number of affordable housing units is likely to be favourable on increasing the accessibility of housing to a range of social groups.	Major positive +2	Major positive +4
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, this site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople although what a site may or may not contribute is unknown at this time.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

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1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site would significantly 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 settlements and that this would lead to positive change, but this is unlikely to be a strong link particularly given the sites rural location away from the primary urban area.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	The large scale of potential development on site means that a range of infrastructure would be provided. This includes new schools, road connections to the A52 trunk road and retail/commercial provision. The sites rural location means there is limited opportunity for benefits from the new infrastructure to effect the existing population within the Borough.	Major positive +2	
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The number of dwellings the site would be expected to deliver would require the provision of a wide range of services and facilities to support the incumbent population. Such facilities would include retail and other commercial uses which would simultaneously provide additional job opportunities in the locality currently not	Major positive +2	Major positive +4

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		present in view of its rural location and it is expected that delivery of this site would lead to significant improvement in the diversity and quality of jobs locally in the long term as a result. The construction of a site of this scale would also provide a significant boost to the local economy in the short to medium term.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The provision of facilities to support the incumbent population as considered at 2(1) would provide 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	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Job opportunities would be expected to arise through delivery of the site as considered at 2(2). Specifically, the expected provision of a wide range of new facilities and services to support an incumbent population – including commercial/ retail provision – has the potential to provide some benefit to rural productivity in terms of local job opportunities it would provide. However, given the very significant scale of the development, it is not only debateable the extent to which the development would retain links to the rural environment (and thus provide for rural productivity) but it would also result in the loss of significant quantities of productive arable land (rated good to moderate) and this would be of significant detriment to rural-specific	Major negative -2	

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		productivity. On balance, the scale of the site is considered to have a negative effect on this criteria question.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	Due to its scale, the site would be required to provide retail and commercial facilities to support the incumbent population and minimise traffic movement generated in/out of the site. As a result, the site will provide land and buildings of a type required by businesses.	Minor positive +1	Major positive +3
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	2. Will it provide business/university clusters?	Development of retail and commercial provision on this site in will in effect provide for business clusters albeit on a limited scale. The site would be unlikely to provide any function relating to university clusters.	Minor positive +1	
3. Economic Structure and Innovation To provide the physical	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 retail and commercial provision.	Neutral 0	

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conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.		However, there is too much uncertainty around any potential this may provide to be able to confidently expect a positive effect.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area as a result of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	Infrastructure within the site which supports economic structure and innovation would include providing for expected retail and commercial provision however a housing-led development of the site would not otherwise be expected to intentionally provide economic related infrastructure. Notwithstanding this, general infrastructure expansion and enhancements required due to the scale of development within a rural and relatively isolated location will result in additional infrastructure which is theoretically able to support economic structure and innovation. The lack of any specific infrastructure measure that would result in	Minor positive +1	

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		wider benefit in terms of infrastructure capacity limits this positive effect.		
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Retail provision will be required to form part of such a large development to support an incumbent population and this would pose a risk to the vitality and viability of the nearest retail centre (Borrowash Local Centre) by diverting expenditure from it. The extent of retail required to support such a large population increase will be significant and, whilst the uplift in population and associated expenditure capacity will result in an increased general expenditure capacity within the plan area as a whole, the extent of provision within the site would also be expected to shift expenditure focus locally from the nearest retail centre of Borrowash.	Minor negative -1	Minor negative -1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	Much of the site is relatively isolated from existing settlements and the facilities they provide, such as Borrowash which only interacts with the site at its south-west corner. Most of the new population would not be within reasonable walking distance. As a result, there is little opportunity to reduce health inequalities by encouraging engagement with existing facilities through sustainable travel such as cycling and walking. However, given the scale of the site it wold be expected to provide a wide range of facilities within it and this provides an opportunity for existing and incumbent residents to access them via 'healthy means' depending on their location within the site and quality of the access network internally. It is expected also that a	Major positive +2	Major positive +6

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		site of this scale would be required to incorporate a substantial green space network and this would provide additional impetus in favour of physical activity and this criteria question. A site of this scale would also be expected to deliver independent healthcare facilities and whilst this would be primarily to mitigate the increase in population caused by development of the site, such investment would act to support and enhance existing capacity within the plan area.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Given the scale of proposed development, health facilities will need to be incorporated to support the incumbent population. This will have a strong positive effect on improving overall access to health services, including for the existing population within the plan area particularly when considering the opportunity and general impetus to provide centralised services at new health service sites.	Major positive +2	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	Notwithstanding the reverse effect on existing populations to the west of the site, the scale of development would be such that a significantly enlarged area of built development would become interactive with the surrounding countryside, particularly to the east and north, opening up opportunity for countryside related recreation to a significant new population within walking distance, particularly via Public Rights of Way, although no well-established green or blue infrastructure corridors are present in close proximity to the site (such as the Great Northern	Major positive +2	

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		Greenway and Derby-Sandiacre Canal). A development of this size would be required to incorporate adequate sport provision and an appropriately expansive green infrastructure network, also providing net gain within the plan area, albeit with a primary focus of providing for the needs of the new population.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such and given the scale of the site, an open space network would need to be incorporated and this will result in a net increase in open space provision within the plan area. Whilst the site would result in development on open countryside at a significant scale, such space is in private ownership and so does not currently contribute to existing open space provision. There is the potential for significant net gain in open space provision as a result of this development.	Major positive +2	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is largely arable (rated good to moderate) and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities on a very large scale.	Major negative -2	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 7,500 dwellings at this location will result in the significant urbanising of rural land and convergence of additional population in the locality on a large scale. As a result of this incidences of crime are	Major negative -2	Major negative -4

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		very likely to increase and with it the fear of crime in the locality as would be expected with a significantly expanded population. The opportunity presented through development to reduce incidences and fear or *rural* crime is strongly outweighed by the effects of urbanising the land at such a scale.		
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The land upon which this site would be delivered has very little 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 and all its elements would introduce a much 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 and to a significant extent, given the scale of potential development.	Major negative -2	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas	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, the scale of potential development and associated increase in population adjacent to a settlement which provides for a range of asset 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,	Major positive +2	Major positive +8

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within the plan area.		though an increase in the number of users resulting from development at this scale is likely to provide the impetus for such enhancements.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Whilst nearby settlements are only able to provide limited provision for community activity, delivery of 7,500 dwellings will require development of a range of facilities that will act to provide for community activity. The effect of this will be improved access to and engagement with community activities, including for the existing populations of nearby settlements who benefit from relatively limited availability currently. The extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown although it is fair to expect an increase in availability of community resources at this scale would result in a positive effect on this.	Major positive +2	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	The site would be required to deliver a wide range of facilities – including community facilities, shops and likely several schools - due to its large scale and on this basis the site will lead to a significant increase in the number of facilities within the plan area.	Major positive +2	
7. Social Inclusion To promote and support	4. Will it provide for the educational	Because of the large scale of the site, it would be required to deliver multiple new educational facilities	Major positive	

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the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	needs of the population?	and therefore would strongly provide for the educational needs of the population. The scale of this site would be such that these facilities would likely be extensive with a good chance of effects being felt by the existing population.	+2	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would rely on use of existing transport infrastructure at a settlement nearby which has limited capacity. As a result of the sites location, it would not benefit from enhanced provision associated with the town and conurbations. The site does not appear likely to integrate any significant infrastructure enhancements that would provide wider network benefit; connection to the A52 would be to accommodate site access requirements. As a result, the scale of the development – around 7,500 additional households - would result in significantly enhanced pressures on the wider primarily rural network. The location of the site halfway between Derby and Nottingham will lead to a significant increase in car-reliant travel to work activity westwards and eastwards towards the main employment centres; and there is limited opportunity for establishing new or enhancing existing sustainable transport routes to mitigate this effect. Without significant and far reaching investment in the wider transport network – which may or may not even be possible given the age of the local road network – the development is expected to be of	Major negative -2	Major negative -5

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		detriment to the wider network.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site halfway between Derby and Nottingham and away from the main service and employment centres provided by the town and conurbations is expected to lead to a significant increase in car-reliant travel to work activity westwards and eastwards particularly and there is limited opportunity for establishing new or enhancing existing sustainable transport routes to mitigate this effect. The provision of a range of facilities on site mitigates this effect to some extent, however the very significant scale of the development would result in the extensive expansion of the plan area's transport network into the countryside and this would give rise to a network which on balance would impact negatively on existing environmental conditions.	Major negative -2	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The significant scale of the development and additional population that would be generated would inevitably lead to a large increase in journeys being undertaken by private car within the plan area. Exacerbating this would be a number of factors: The location of the site halfway between Derby and Nottingham and away from the main service and employment centres provided by the town and conurbations will lead to a significant increase in car-reliant travel to work activity westwards and eastwards towards the main employment centres; and there is limited opportunity for establishing new or enhancing existing sustainable transport routes to	Major negative -2	

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		mitigate this effect. Mitigating effects resulting from the provision of a range of facilities, services and potential employment generators within the site are outweighed by the scale of the proposal and resulting population uplift, particularly when taking into account the most likely travel to work behaviour of future inhabitants.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The number of dwellings the site would be expected to deliver would require the provision of a wide range of facilities and services to support the incumbent population at a scale that would provide net gain in accessibility to services and facilities for existing populations nearby, as well as providing for the new population. The effect would be primarily one-way given the limited range and capacity of existing facilities and services available in nearby settlements due to the sites location away from the town and conurbations, and this constrains the positive impact on this criteria question.	Minor positive +1	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site covers a vast area of greenfield land over 200 hectares that would be lost in the event of development.	Major negative -2	Major negative -4
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity	2. Will it minimise impact on the biodiversity interests of land?	This is extremely unlikely. The urbanisation, even at low density, of such an extensive area of land would remove ecological features that support biodiversity. Hedgerows and hedgerow trees are a notable feature	Major negative -2	

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value where appropriate.		across the site, and development would threaten these habitats.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	The scale of this development suggests a significant increase in the amount of energy used to support key functions across the site such as domestic heating and other activities. The development of several thousand new homes and community facilities would place high demand on energy, even if localised community systems were found to be viable and established.	Major negative -2	Major positive +2
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	Given the scale and anticipated numbers of new homes at this site, it would be expected that all domestic and non-domestic properties would be constructed to standards that promote high levels of energy efficiency. A proposed development size upwards of 5,000 homes would represent close to a 10% increase in 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. Such a large number of new homes at one site would undoubtedly increase efficiency in the Borough's overall stock.	Major positive +2	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy	3. Will it support the generation and use of renewable energy?	Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme.	Neutral 0	

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resource, reducing dependency on non-renewable sources.		Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, masterplanning will be required to understand the level of potential.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes 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 such a significant number of homes at this location would result in a large amount of new domestic	Major positive +2	

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		and commercial properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.		
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	A development site of such size and scale is inevitably going to result in the generation of all types of pollution. The additional vehicular movements associated with several thousand new homes, notwithstanding any public transport or sustainable travel measures, will result in a car-orientated community that is distant from nearby towns and cities. Additionally, the habits and activities of humans' resident on the site would also contribute to a substantial rise in pollution.	Major negative -2	Major negative -2
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	The vast majority of the site sits within the lowest zone of flood risk, Flood Zone 3 of the Environment Agency's risk levels. However, small areas of the site, particularly around its periphery, are located in Flood Zones 2 and 3a. This is land in the vicinity of the Ock Brook, a tributary of the Derwent which runs through the west of the Borough. Whilst only a small proportion of the site is subject to zones where new housing development is more stringently controlled, the vastness of the site will almost certainly see the local hydrology majorly affected. The loss of so many undeveloped fields on sloping ground rising towards Hopwell Hall is likely to influence the surface flow of rainwater south and westwards – the latter in the direction of the Ock Brook – a small watercourse which flows through the neighbouring village of Ockbrook. Alterations to	Major negative -2	Major negative -7

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		hydrology caused by less permeable ground across the site will add much greater stress to the Ock Brook and risk heightened flood incidents – both in frequency and severity.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	For the reasons cited above in 12(1), there is a strong likelihood that such a major development covering a vast amount of undeveloped countryside would impact on a neighbouring watercourse. The urbanising impact arising from the construction of several thousand homes will bring a substantially larger number of people into closer contact with the Ock Brook. Whether it is litter finding its way into the water, or the hydrology of how surface run-off of rainwater crosses the site before entering the watercourse, there is scope for development to adversely impact on the quality of water as it makes its way through the cycle.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	A development site of this size has the potential to support the construction of several thousand new homes. The scale of possible development would give rise to up to 7,500 new dwellings and other community facilities. The consequential demand for water would therefore be substantial and not allow any opportunity to conserve water.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	4. Will it improve or help to promote water efficiency?	Following directly on from 10(3) above, there is little scope for water conservation owing to the sheer scale of development that the number of homes this site could support. However, the construction of new	Minor positive +1	

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and improve water quality.		domestic and commercial 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.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	Further to 12(2), development of the site would increase the prospects that the results of mass urbanisation directly adjoining the Ock Brook would have an adverse effect on the quality of water flowing through it. Whilst this wouldn't be as a result of direct discharges into the brook, the human activities in the vicinity of the watercourse risks causing a deterioration.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	Whilst the site does not sit within any of the three principal SPZ areas, a potential development of this magnitude would have undoubted effects on the water environment, completely overhauling the existing relationship between the land within SGA27's boundaries and the adjoining Ock Brook. The role played by this watercourse would undoubtedly be altered with more emphasis placed upon it to capture and disperse run-off from more urbanised, less porous land-uses than what exists currently.	Major negative -2	
13. Natural Environment, Biodiversity, Green &	1. Will it help protect and improve	There are no recorded statutory or non-statutory biodiversity designations recorded as being present on-site. This is unsurprising given the majority of the land	Minor negative -1	Neutral 0

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Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	biodiversity and avoid harm to protected species?	falls under an agricultural use with farming practices not always conducive to supporting high levels of biodiversity. Despite this, several local wildlife sites (largely wooded area) are located in close proximity to the site suggesting wildlife interactions across the land are likely. Parts of the site have bene identified for priority species targeting lapwing and redshank birds whilst known farmland birds in the area include grey partridge and lapwing. Extensive development would undoubtedly alter ecological networks across the site and further survey work would be necessary to assess impacts on protected species. Biodiversity could be improved across the site. But detailed appraisal would be necessary to establish a baseline condition prior to guiding specific interventions.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	Such a significantly sized site has extensive land within its boundaries to facilitate the implementation of net gains in various forms. This allows for flexibility in introducing different measures to achieve net gain. However, site masterplanning will be necessary to show how enhanced biodiversity can be delivered as part of any future development.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	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	Minor negative -1	

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To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.		highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across such an extensive area of land could influence modest alterations to the geological, subterranean environment.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	Despite the vastness of the site, tree coverage is largely confined to hedgerows that enclose the many fields across the land. However, some plantations (Naylor's & Swisshut) are located within site boundaries with areas displaying young, emerging woodland. Whilst hedgerow trees are likely to be impacted in the event of development due to an expected need to remove some sections of hedgerows, it would be expected that woodland remains. The extensive site area suggests the flexibility to development away from such woodland and potentially even expand areas of woodland in line with biodiversity net gain requirements and general site landscaping.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	A development able to support the construction of several thousand new homes and community facilities would be required to provide for substantial areas of new open and green space across the site. Owing to the site's expansive area, the open spaces would in essence need to be provided as part of a wider network serving the leisure and recreational needs of the site's residents. The significant space available should see provision able to be readily achieved.		

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13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently, the vast majority of the site is privately owned with access limited to the public rights of way which span land within its boundaries. Therefore there is no existing open space within the site that development would be expected to improve.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	Development of such a scale as that expected to occur on this site would be expected to make significant enhancements to the Borough's blue and green infrastructure network. However, the site is located distantly to the current main elements of the network with the nearest component being the Former Derby & Sandiacre Canal multi-user trail which runs on an east-west alignment through the south of the Borough. Improved connections would be necessary, although the distance between the site and the trail mean it is unlikely the network would be enhanced through this development – regardless of the substantial size.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing	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, mixed farming, parkland and ornamental tree belts, would undoubtedly be affected by a potential development	Major negative -2	Major negative -7

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the place through good design.		consisting of several thousand new homes. Whilst positive landscaping features can be incorporated into most new developments, the vast scale of urbanisation across the site would see development fail to respect or preserve the identified landscape character assessed through county-wide work.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development of the site would have a substantial impact on visual amenity to the current appearance which sees much of the land used for farming and agriculture. The urbanising effect even a low-density development would have over such a large area east of Ockbrook would substantially alter the vistas looking out from the village over the gently-rising land towards Hopwell Hall. Whilst development would involve the construction of attractive, modern housing, this would be to the detriment of an open expanse of countryside which contributes to the setting of Ockbrook and would fundamentally alter the character of a sizeable area of the Borough.	Major negative -2	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	The nearest built form of development to this site is at the nearby settlement of Ockbrook just to its west. Whilst modern housing extensions have seen the growth of the village over the last several decades, the settlement still has the feel of a rural location with two conservation areas present (described further at 15) contributing strongly the local distinctiveness of the village's character. A widespread area of modern housing development, even at a low density layout,	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.		located so close by would alter the long-established local distinctiveness evident in Ockbrook.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	There is scope through the development to look at the interrelationship between the landscape and the built environment around the eastern fringes of both Ockbrook and Borrowash. However, both of these settlements are surrounded by countryside largely in agricultural use for centuries. Development would greatly expand the urbanised footprint of both settlements out into the adjoining landscapes. Even a low-density development would impact negatively on the interrelationship between landscape and built environment, and the reliance a strategic housing site would form upon neighbouring Ockbrook would alter the social and environmental dynamics which have been in play for decades at this part of the Borough.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site is in the vicinity of a number of conservation areas and listed buildings, so would impact upon the assets and their settings. As discussed previously at 14(3), Ockbrook has two Conservation Areas within the village, reflecting its historic significance. Several listed buildings can be found to the west (on The Ridings and Church Street) and to the south of the site (Manor Farm and Draycott House). Such a sizeable development would fundamentally alter not only the setting of the individual assets, but also the village of Ockbrook as a whole. The scale of growth would reduce each assets association with a rural surrounding – and whilst it	Major negative -2	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		would be unlikely that new forms of vehicular access would be taken directly into the village, the increase in vehicles using local roads through Ockbrook would adversely impact upon each assets setting.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	Similarly to 14(3), it is hard to envisage a development of such strategic scale not having an adverse impact on the local character and distinctiveness of this part of the Borough. From a heritage standpoint, Ockbrook is a compact settlement with a historic core and the Moravian settlement on its western fringe. The provision of a new development greater in size than the existing village will subject Ockbrook to greater pressures with substantial increases in pedestrian and motorised movements throughout the area. This in itself will have a substantial impact on a settlement which has limited local facilities.	Major negative -2	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	A vastly enlarged local population as a result of the site's potential development 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 discussed at 15(1) and 15(2) with Dale Abbey slightly further afield. Establishing legible connections to the paths and highways from this site would enable access to these, and other, heritage assets and cultural activities – although as discussed already, the scale of the development would likely have a negative effect in the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		ongoing ability to maintain appropriate settings for each asset.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Development would likely find it difficult to protect the most immediate assets which comprise the local historic environment because of the pressures improved and increased access arising from several thousand new homes would bring about. Whilst new residents would benefit from improved access and enjoyment to the nearby historic environment, the harm caused by this would counteract any positives.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site. It is therefore unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	The development of this site, which would mainly consist of residential properties, but given its size would also require sizeable community facilities, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the vast size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Major negative -2	Major negative -6
16. Natural Resources and Waste	2. Will it promote the use of	Development of this site would not specifically promote the use of sustainable design, materials and	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	sustainable design, materials and construction techniques?	construction techniques. These are largely controlled by nationally-set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce its impact on the environment and given the size of the site, this could help to mitigate against other weaker environmental factors.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic and non-domestic buildings given the vast scale of new development possible. Even attempts to recycle waste would still add great pressures to local facilities.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste	5. Will it protect the best and most	The site spans a significant expanse of average (Grade 3) quality farmland as assessed and presented by the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	versatile (BMV) agricultural land?	agricultural land classification. This means any development would not impact on the loss of the best and most versatile agricultural land. However, the size of the development site would remove a significant amount of land from its historic use.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. The site encompasses a vast area of mixed arable land over 200 hectares in size, the vast majority of which has been previously undeveloped. Whilst green spaces would be incorporated into a development to support the resident population, this in itself would not mitigate against such a substantial loss of greenfield land across the site.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site is located outside of the Coal Mine Reporting Area of which new development is of interest to the Coal Authority. Data does not show there to be any immediate coal reserves to be present under the site, and potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	

Site: SGA28 – Rushy Lane, Risley

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approx. 800 residential units would be expected to deliver more diversity in housing stock within the plan area. The ability to deliver a range of house types including an element of affordable housing is likely to be favourable on increasing the accessibility of housing to a range of social groups.	Major positive +2	Major positive +3
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, 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.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which is greenfield and does not have any existing dwellings within it which require improvement does not present a direct opportunity to reduce the number of *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.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within Sandiacre to which access options are limited by the presence of the M1 motorway acting as constraint on permeability between the site and Nottingham conurbation.	Minor positive +1	
2. Employment and Jobs To create employment	1. Will it improve the diversity and quality of jobs?	The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long term. However, construction activity associated with implementing the site would be likely to	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		provide a short-term boost to the diversity and quality of jobs locally and to a moderate extent given the scale of development that would result.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long term. However construction activity associated with implementing the site would be likely to provide a short term boost to employment opportunities locally and to a moderate extent given the scale of development that would result.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. Development of arable greenfield land would more likely result in detriment to rural productivity particularly in light of the 'good to moderate' agricultural land classification which applies to the land.	Minor negative -1	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new	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

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land uses.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in additional population that would be reliant on the use of existing nearby facilities including within Sandiacre Local Centre. Despite access limitations caused by the presence of the M1, a new population would still result in added expenditure capacity for other nearby centres including Sandiacre Local Centre. The absence of any retail development on site would strengthen this effect.	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	Notwithstanding the close (though detached) proximity of the site to the conurbation, the options for connectivity into it from the site are limited, with the M1 motorway acting as a significant limitation on levels of permeability in an eastwards direction. This severely	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		limits prospects active travel; for example to make use of existing services and facilities. Whilst the site is not of a scale likely to support health facilities, a housing development would be expected to provide a network of green space which is publically available and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site. Notwithstanding these potential benefits, the proximity of the M1 motorway also presents health challenges for any development to have to overcome relating to noise and air pollution; the potential for negative effects on the health of a new population at this location is a key challenge for this proposal when considered against this criteria question.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. Notwithstanding the close (though detached) proximity of the site to the conurbation, the options for connectivity into the conurbation are limited, with the M1 motorway acting as a significant limitation on levels of permeability. The quality of access to existing health services is not therefore expected to tangibly improve through this option.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce	3. Will it increase the opportunities for recreational physical activity?	The site itself incorporates and is adjacent to Public Rights of Way into Erewash countryside linking into the villages of Breaston, Draycott and beyond. The provision of 800 dwellings on site is likely to detract	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
health inequalities.		from the attractiveness of engaging with routes within the site to external populations, but does represent a relatively low density. This indicates potential for the incorporation of a network of green / open spaces and related assets that would provide additional opportunities for informal recreational physical activity on land which does not currently make for such provision.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such and given the scale and relatively low density of the site and potential for integrating a network of open space, development is likely to result in a net increase in open space provision. Given the absence of existing publically accessible open space within the site at present, opportunities to enhance the quality of existing open spaces are unlikely to arise.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is largely arable and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities with a particularly strong negative effect on this criteria question due to the 'good to moderate' agricultural land classification from which the land benefits.	Major negative -2	
6. Community Safety To improve community safety, reduce crime and	1. Will it reduce crime and the fear of crime?	Delivery of around 800 dwellings at this location would result in the urbanising of rural land and convergence of additional population in the locality. As a result of this	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the fear of crime.		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 *rural* crime is outweighed by the effects of urbanising the land.		
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	A portion of the site relating to farm operations and the storage of caravans constitutes built environment. To a limited extent therefore the safety and security of the built environment is an existing concern. Notwithstanding this, development of the site would result in a much expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.	Minor negative -1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated significant increase in population nearby to the Nottingham conurbation means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.	Major positive +2	Major positive +3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Delivery of this site would result in a notable increase in population nearby to the Nottingham conurbation. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it, although the positive effect from this is limited by the presence of the M1 motorway between the site and conurbation, acting as a cause of severance, limiting access opportunities. The site would be too limited in scale to provide any additional facilities and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown, although residents are less likely to be encouraged to engage with surrounding localities due to the sense of severance caused by presence of the motorway.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this.	Neutral 0	
7. Social Inclusion To promote and support the development and	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	population?	system to support the additional population generated by the site.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population making use of existing transport infrastructure and would not be of a scale to warrant large-scale enhancement to the existing network although it would be required to mitigate impacts on the local highway network which result from its development where appropriate. The potential for improving connectivity between the site and the nearby Nottingham conurbation would be extremely limited given the location of the M1 motorway between the site and conurbation, acting as a significant barrier to access enhancement.	Minor negative -1	Major negative -4
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site nearby to the Nottingham conurbation would ensure that a new population were in relatively close proximity to existing services and facilities. However, the presence of the M1 motorway between the site and the conurbation is unlikely to encourage access to such facilities and services through sustainable means of travel; given the limited range of sustainable options, it is more likely that the limited road access provided would encourage a new population to utilise private cars to access the	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		conurbation and its offer. This would be difficult to mitigate because of the physical limitations imposed by the presence of the motorway, severely limiting the potential for new or enhanced walking and cycling friendly infrastructure and permeability in general. These factors, as well as the fact that the existing network would be required to expand into the countryside to accommodate the site, is likely to result in adverse risk to the environment.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site nearby to the Nottingham conurbation would ensure that a new population were in relatively close proximity to jobs, services and facilities. However, the presence of the M1 motorway between the site and the conurbation is unlikely to encourage access to these through sustainable means of travel; given the limited range of sustainable options, it is more likely that the limited road access provided would encourage a new population to utilise private cars to access the conurbation and its offer. This would be difficult to mitigate because of the physical limitations imposed by the presence of the motorway, severely limiting the potential for new or enhanced walking and cycling friendly infrastructure and permeability in general. These factors, as well as the reality that development would result in additional car usage relating to an expanded local population, results in a negative effect on this criteria question.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this. Due to the sites location nearby to the Nottingham conurbation and the services and facilities it provides, development of the site would result in an increased proportion of the Borough's population able to access facilities. However, the extent of this is limited by the presence of the M1 motorway, acting as a significant limiting factor on permeability into the conurbation which is the main provider of services and facilities within the locality.	Neutral 0	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site is exclusively greenfield in its classification. Therefore, potential residential development would not represent an efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	The site is largely in agricultural use and is subject to regular land management symptomatic of farming practices. This reduces the biodiversity interests of the land, although there are still habitat on and adjacent to the site in the form of hedgerow and hedgerow trees that support ecological activities. The habitat that is present on site is likely to support the presence of farmland birds, and DEFRA data show the site falls within a priority area for lapwing and redshank bird species.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A sizeable development scheme consisting of around 800 homes would inevitably result in additional energy use owing to the land's undeveloped, greenfield status. The potential provision of energy to several hundred new homes would see a steep increase in energy usage by occupants of all domestic buildings across the site over that which is required to support its current agricultural status. Whilst community energy schemes have the possibility of being pursued to reduce energy usage, this would still result in a notable increase in energy use in excess of the current baseline levels.	Major negative -2	Neutral 0
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The potential construction of a large number of new homes at this location would make a notable contribution to the energy efficiency of building stock within the overall plan area. The proposed development size would see the addition of around 1.5% of the current number of dwellings in Erewash, and it would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	3. Will it support the generation and use of renewable energy?	Whilst major development sites such as Rushy Lane have the potential to support the generation and use of renewable energy because of the high scale of housing being promoted, it will be for detailed site masterplanning 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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		renewable energy through measures such as solar panels mounted on the roofs of new properties that are able to return energy back to networks. However, masterplanning and viability appraisal will be required to understand the actual level of potential.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising several hundred new homes do offer much greater opportunities to explore the practicalities of introducing community energy systems where the potential of higher scales can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the implementation of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes and any other non-domestic facilities that might be provided at this location would be required to be constructed to current standards set out within building regulations. Regulations set at a national level are expected 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 sizeable new stock at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		than the majority of Erewash's more aged existing housing stock.		
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Development of this scale would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the introduction of vehicular trips to a previously undeveloped site. However, the construction and occupancy of on-site buildings would see a rise in pollution emissions. Although with new buildings all likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and materials. Concern over the site's contribution to air quality is exacerbated by the adjacent M1 motorway. An Air Quality Management Plan designation exists slightly south of this site closer towards J25. While established residential populations can be found in close proximity to the M1 on its eastern side, the possible construction of new homes immediately west of the motorway may see emissions combine to worsen air quality in particular.	Major negative -2	Major negative -2
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	Development of the site would not in all likelihood risk any worsening of flood risk either on the site or subjecting surrounding land to an increase in the probability of flooding. This is evident in the Environment Agency's flood zones which has the site entirely contained within Flood Zone 1. The site sits on higher ground that elevates it above low-lying areas more vulnerable to flooding. As such, it is unlikely that	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		development would need to minimise flood risk, and through the incorporation of sustainable drainage systems, the site could make use of natural soakaway and attenuation ponds to control the storage and release of rainwaters.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would not in itself be a vehicle for any improvements in the water quality available within the local catchment area. A development of several hundred homes would be expected to make the necessary provision for wastewater infrastructure to be implemented as appropriate. The council is not aware of any critical capacity issues in terms of local facilities ability to dispose of sewerage and wastewater.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	A site consisting of several hundred new homes is extremely unlikely to assist with the conservation of water given the likely demand arising from each domestic property built. Despite improvements in water efficiency, development would not therefore help to conserve water in any way and would result in a relatively large net increase in local usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	10(3) above explains the limited scope for water conservation owing to the scale of development this site could potentially 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 increasingly becoming required by building regulations, and the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		development of such a large quantum of homes would see each property benefit from passive water efficiency measures and improved technology.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	The site currently consists entirely of greenfield land with no notable watercourses in the immediate surrounding area. It is therefore unlikely that development would affect the Water Framework Directive status of any nearby river or stream. The urbanisation of a significant area of undeveloped land does however have the potential to see a deterioration in water quality through alterations to the hydrological pathways water follows after it permeates the ground through natural processes.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	Despite SGA28 being located close to SPZ3 (Total Catchment zone), it 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	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	1. Will it help protect and improve biodiversity and avoid harm to protected species?	As discussed at 9(2), the site's primary purpose as agricultural land supporting arable crop production lessens the site's biodiversity status. Nevertheless, there are still habitat features such as sections of hedgerow and hedgerow trees that provide important support for biodiversity. A comprehensive development	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.		at the site is likely to remove internal sections of hedgerow to facilitate the layout of highways and housing, so development would harm these long-established ecological resources. Further surveying of the site would be necessary to understand the possible presence of protected species. No statutory or non-statutory biodiversity designations exist within the site's boundaries.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	Notwithstanding the relative lack of biodiversity and ecological assets described by 13(1), the site is still spacious enough to incorporate biodiversity net gain within the site in the event that this is required. Assessment of the biodiversity value 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.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a large area of land could influence modest alterations to the geological environment.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	Little, if any, woodland is evident across the site. This is restricted to occasional trees positioned along the sections of hedgerow that help to enclose the various fields. Due to this, it is unlikely that future development would adversely impact existing on-site woodland. There could also be scope for new planting of woodland, in line with any assessment of need to demonstrate net gain.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	A possible development of 800 homes would be expected to provide a generous amount of open and green space across the site in a coherent network to help deliver a high quality townscape. With the land currently in private ownership, a strategic-sized housing development should provide a variety of new spaces to help with the recreational and amenity needs of potential future residents, whilst also helping deliver a high quality built and semi-natural environment.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	With the site's primary usage for agricultural purposes, no open space is present on site. Therefore, any potential development would not affect the quality of existing open/green space.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	The site is located remotely from the Borough's network of higher-order blue and green infrastructure assets, making it difficult to ascertain how a future development could encourage the improvement of the network in order to allow those living at the site to access Erewash's key recreational routes and corridors. A public right of way crosses the site in a diagonal alignment, providing access to the wider countryside path network. However, the nearest element of strategic blue and green infrastructure is the Erewash Canal around 1.5km from the site and accessed through the urbanised north of Sandiacre. Future development would find it difficult to show any coherent link with the Borough's network, preventing an opportunity to offer residents the chance to easily access non-motorised routes to reach nearby local centres and facilities without a car.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site spans two landscape character areas; the South Yorkshire, Nottingham and Derbys Coalfield and the Trent Valley Washlands. The northern section of the site is within the Plateau Estate Farmlands type, with the southern section located in the Lowland Village Farmlands type. The site is reasonably symptomatic of the characteristics of both landscape types and areas it straddles. As such, development would be the catalyst for a significant alteration in the current landscape character, with 800 new homes creating an urbanised landscape beyond/west of the M1 motorway. Whilst limited elements of the two landscape character areas	Major negative -2	Major negative -7

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		and types could be infused throughout a new development, new housing on isolated land west of the motorway would heavily dilute features such as thinly scattered hedgerow trees, medium-to-large regular fields with thorn hedgerow, upstanding and gently undulating plateau and dispersed estate farmsteads and cottages.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development would result in sizeable alterations in the existing vistas available around the site. This would be most notable from Rushy Lane where views looking eastwards are largely open with gently rising land visible all the way to the motorway. With development proposed on both sides of Stanton Road, the quiet rural character evident at this location would be fundamentally altered, replaced by a built-up townscape. Whilst development would no doubt provide attractive frontages with soft landscaping and low densities, the impact new housing would have on visual amenity would be intrusive on the current views all around land west of the M1 motorway. This would remove the uninterrupted vistas that looked over open countryside north and south of Stanton Road.	Major negative -2	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement	The site is isolated from its closest built-up area (Sandiacre) because of the M1 motorway, which as it passes the site is routed through a cutting, so it is unlikely that development would maintain or enhance the local distinctiveness of the townscape or settlement character. Risley is reached further south along Rushy	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
setting and enhancing the place through good design.	character?	Lane, although there is no connectivity between the development site and the settlement boundary. Neither the north-west of Sandiacre or the northern area of Risley demonstrate any particular distinctiveness as the areas both consist of post-WWII housing of no particularly style. The detached nature of the site from nearby built-up areas means any future development would not be likely be impact on surrounding townscapes. The size of the site would inevitably result in significant traffic generation heading north to Stanton-by-Dale, south to Risley and east to Sandiacre. Without suitable highway mitigation, build-ups and localised congestion would have a detrimental impact on nearby settlements, heightening the prospects of harm to existing character.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Development at this location would struggle to conserve or enhance the interrelationship between the landscape and the built environment. The M1 motorway acts as a significant physical barrier in attempting to plan any westward extension to Sandiacre. The fragmentation caused by the motorway ensures a hardened edge to the developed extent of Sandiacre. Development immediately west of the M1 would find it difficult to demonstrate any coherence or relationship with the main built-up area. Looking at the relationship between Risley and the development site, the presence of a number of sports pitches at Sandiacre Friesland School again makes it difficult to enhance the interrelationship between the urban area and the	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		surrounding landscape.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site is located in close proximity to conservation areas sited just north at Stanton-by-Dale and east at Sandiacre Cloudside. Slightly further away are conservation areas found in the centre of Sandiacre and Risley. There are no designated or non-designated assets on or immediately adjacent to the site itself, but the development would bring modern construction and an urbanised environment very close to Stanton-by-Dale Conservation Area just over 100m away. Whilst any future development would need to respect the nearby heritage asset with appropriate layout and design, the nearness of a sizeable new development to the Conservation would pose a threat to its setting.	Minor negative -1	Major negative -2
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	Further to 14(3), development would find it difficult to respect, maintain and strengthen the local character and distinctiveness of the heritage asset area nearby to the site. With the site's remote connectivity and association to nearby settlements, demonstrating that development could help to play a role in this objective would prove to be awkward as there is no single style or character which development could work with to deliver enhancements.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for	3. Will it provide better opportunities for people to access and	There are a number of nearby assets in the form of Conservation Areas that residents of a development at this location may wish to interact with. Access to these may prove difficult, as it is predominantly country lanes	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
people to enjoy culture and heritage.	understand local heritage and to participate in cultural activities?	that help provide a link to Conservation Areas mentioned above at 15(1). Non-motorised routes out of the site might be difficult to create owing to the localised road network. In terms of participation in cultural activities, development would not stymy this from occurring and the additional population at the site would no doubt result in increased participation in local cultural activities, both in urban and rural locations.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similar to commentary at 15(3) above, the site can play a limited role in improving access and enjoyment of the historic environment situated further afield. Development has the scope to formulate legible green links with the surrounding areas – allowing improved access to the rural network of public rights of way, although the strategic blue & green infrastructure network is rather distant to this site. However, the current means by which residents would access historic assets mean that improvements are likely to be limited in scope.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
16. Natural Resources and Waste	1. Will it lead to reduced	Development of this site, which would consist only of domestic properties, would not lead to the reduced	Minor negative	Major negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	consumption of raw materials?	consumption of raw materials. The development's construction, reaffirmed by the relatively extensive size of the site, would in all likelihood result in an increase in the consumption of raw materials across a period of housebuilding spanning several years.	-1	-6
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce its impact on the environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals 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. Even expansions to infrastructure which deals with waste and its ability to be recycled would not offset an anticipated increase in waste production.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural resources of the area including soils, safeguarding minerals and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site is situated in an area of farmland assessed as good to moderate (Grade 3) in terms of its agricultural quality. This suggests the arable land in the vicinity and care of Friesland Farm has moderate limitations affecting the variety of crops that can be grown. However, despite the land in question not performing at the highest end of the agricultural land classification, the large-scale size would remove a sizeable amount of agricultural land from crop production.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is located entirely on greenfield land so development would not prevent the loss of greenfield land.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	7. Will it sterilise mineral resources?	The site just encroaches into the Coal Mining Reporting Area in which the Coal Authority actively monitors activity. Despite this, no data exists suggesting either past mining activity or that reserves exist under or close by to the site. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.				

Site: SGA29 – South of Derby Road, Risley

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approximately 430 residential units would be expected to deliver more diversity in housing stock in an area which straddles the rural fringe and established urban portion of the Borough, 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, although the urban element of the area already provides a good scope of affordable options relative to the rural element.	Minor positive +1	Major positive +2
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, 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.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case when combined with	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		interventions from relevant organisations and agencies.		
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which is greenfield and does not have any existing dwellings within it which require improvement does not present a direct opportunity to reduce the number of *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.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within neighbouring Sandiacre, rather than provision resulting from development of the site.	Minor positive +1	
2. Employment and Jobs To create employment	1. Will it improve the diversity and quality of jobs?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However construction activity associated with implementing the site would be likely to provide a	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	Construction activity associated with implementing the site would likely to provide a short-term boost to employment opportunities locally but this is very unlikely to be rural in nature and to have any tangible effect on rural productivity specifically.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	The site would not be of a scale to provide for land and buildings of a type required by businesses. A minor negative score is reported due to the agricultural role and purpose of the land.	Minor negative -1	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The size of the development site does not lend itself to a mixed-use development, therefore it is not expected to provide land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and	2. Will it provide business/university	The site does not lend itself to providing development which would support business/university clusters.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	clusters?			
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	The site is only expected to deliver new housing and required infrastructure (such as open space, school places and improvements to highways). Therefore, the site is not expected to deliver employment opportunities in high knowledge sectors.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The site is only expected to deliver new housing and required infrastructure (such as open space, school places and improvements to highways). Therefore, the site is not expected to deliver employment opportunities that would encourage graduates to live and work within the plan area.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The site will not provide any economic structure and innovation-related infrastructure as it would be largely focused on the delivery of housing.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	The nearest designated centre to the site is Sandiacre Local Centre. The increased population at Risley would likely utilise the facilities and services offered at this Local Centre and contribute to the vitality of the centre. Because of the size of the site there may be an expectation that the site provides a small retail provision, though this would be a result of discussions with the developer.	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The site's location is relatively distant from facilities provided by the conurbation and options for connectivity to it are extremely limited. The presence of the M1 motorway and A52 trunk road act as a significant limitation on levels of permeability. The scale of the site means that it would not support new health facilities but it would likely provide a network of green spaces to encourage internal active travel on a scale	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		that would provide a positive effect on this criteria question.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site. The site's location is relatively distant from facilities provided by the conurbation and options for connectivity to it are extremely limited, with the presence of the M1 motorway and A52 trunk road acting as a significant limitation on levels of permeability. The quality of access to existing health services is not therefore expected to improve through this option.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site is located nearby the Borough's Public Right of Way network, including links to Stanton by Dale and Dale Abbey. The site would benefit opportunities for recreational physical activity by connecting the site onto the network. The site would also be expected to provide green spaces, with a network of spaces being encouraged that would provide opportunity for recreational physical activity.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	No significant existing assets are identified on site but its development would be expected to contribute to either one or a network of green and open space to support the incumbent population.	Minor positive +1	
5. Health and Wellbeing	5. Will it improve access to local	No. The site presently fulfils an agricultural role and is rated good to moderate in its classification. It therefore	Major negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To improve health and wellbeing and reduce health inequalities.	food growing opportunities?	presently offers local food growing opportunities. Consequently, the development of housing would remove this opportunity.	-2	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of 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 rural 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
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The land upon which this site would be delivered does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in a much expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	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 to Risley means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.	Minor positive +1	Major positive +3
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Delivery of this site would result in a modest increase in population to Risley. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities in Risley and neighbouring Sandiacre. The site may provide some facilities within it, though this is subject to a Section 106 agreement.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	Due to the size of the development the developer may be required to increase the number of local facilities. Though this is not yet established and may be contrary to a Section 106 agreement.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The site would not be of the scale required to provide a new school, however it would be expected to make sufficient contribution to the existing educational system to support the additional population generated by the site.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population making use of existing transport infrastructure present in Risley and the surrounding area in the neighbouring towns and conurbation. The site would not be of a size to warrant large-scale enhancement to the existing network although it will be required to mitigate impacts on the local highway network which result from its development where appropriate (for example Derby Road (B5010)).	Minor negative -1	Major negative -3
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	Due to the site's location within the countryside and that it is not adjacent to the town or conurbation, the site is not expected to develop a transport network that minimises impact on the environment.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site next to Risley will enable access to facilities and services to be achieved via means other than the private car (bus and Public Right of Way). Ultimately however, the development would result in additional car usage relating to an expanded local population.	Minor negative -1	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The site is not expected to increase accessibility to facilities and services.	Neutral 0	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	The site is agricultural land (rated 'good to moderate' in agricultural classification) and is a greenfield site. The development of housing here does not make efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity	2. Will it minimise impact on the biodiversity interests of land?	Development would be unlikely to minimise impacts on the biodiversity interests of the land. Despite the site's land use as agricultural land, the site is likely to support biodiversity. The urbanisation of the Green Belt will	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
value where appropriate.		therefore reduce the biodiversity interests of the land.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A development scheme of the promoted site would inevitably result in additional energy use owing to the land's current greenfield status and golf course use. Whilst some energy will be used to support the current management regime needed for the upkeep of the golfing facilities, the potential provision of several hundred new homes would see a notable increase in energy usage by occupants of all buildings across the site. Whilst community energy schemes could be pursued, this would still result in a large increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1
10. Energy and Climate Change 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 notable contribution to the energy efficiency of building stock within the plan area. It would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	3. Will it support the generation and use of renewable energy?	Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, masterplanning will be required to understand the level of potential.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in 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.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes potentially built at this location would be required to be constructed to current building regulations standards. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic properties that show greater resilience and are able to adapt to the effects of climate change. The addition of several hundred new homes at this location would give rise to a reasonably	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Development of this size would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by building and occupants. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. Although with all new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and better specification materials.	Minor negative -1	Minor negative -1
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	The site falls within Flood Zone 1. Small drainage channels are evident within the site with the Golden Brook running nearby to SGA29 just south-west of its promoted boundaries. Though the flood risk is low, the development of housing across this site is approximately 21 dwellings per hectare which does allow space for sustainable drainage systems. The developer would be expected to consider flooding issues in their proposals and mitigate where necessary.	Minor negative -1	Major negative -6
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle but may have a minor negative impact. The site is situated within Flood Zone One which is positive in terms of flood water run off impacting nearby water quality. However,	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality.		small drainage channels are evident within the site, with the Golden Brook running nearby to SGA29, just south-west of its promoted boundaries. The urbanisation of agricultural land within the vicinity of these water courses would threaten the quality of water. This would not be directly caused by improper discharges into the mentioned watercourses, but the altered subterranean hydrology that could no longer fully rely on the undeveloped terrain associated with agricultural land that help to absorb rainwaters through natural drainage processes.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Development of a strategic housing growth site is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Development would not therefore help to conserve water in any way and would see a relatively large net increase in localised usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	Following directly on from 12(3) above, there is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of a notably large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	The site currently is greenfield land in the form of agricultural land. Without mitigation, development could possibly affect Water Framework Directive status of the nearby water outlets. The urbanisation which would be experienced through development of this site has the potential to see a deterioration in water quality through alterations to the hydrological pathways water would follow in order to permeate the ground through natural processes.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible development would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	There are no statutory or non-statutory environmental designations located on the proposed site. The site falls within a priority species area for Lapwing and farmland birds. The location of the site in unspoilt countryside and the general understanding that agricultural land can support and array of life, it is likely that development of this site will harm protected species and biodiversity.	Minor negative -1	Major positive +2
13. Natural Environment, Biodiversity, Green &	2. Will it allow for biodiversity net 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.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.		The development proposes a density of 21 dwellings per hectare which would enable space to provide an on-set net gain. However this may be space allocated to other infrastructure. The site falls within a priority species area for Lapwing and farmland birds and its use as agricultural land will likely support some levels of biodiversity, although no statutory or non- statutory environmental designations exist within the site. The net gain would be required to develop a new habitat. If on-site biodiversity net gain is not provided for, it may be provided off-site. The site should be able to support net gain on-site as the site is not built to a high density, highlighting opportunity to be flexible within the site boundaries for development to deliver a net gain.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a relatively large area of land could influence modest alterations to the geological environment.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	4. Will it maintain and enhance woodland cover and management?	Trees are present on-site that form field boundaries. Opportunity exists to maintain and enhance the woodland cover and management via the net gain mechanisms discussed in the previous question. It may	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.		be that some of the trees are worthy of a Tree Preservation Orders (TPO) if the development came forward as a planning application. No TPOs or Group TPOs are located within the proposed boundaries of SGA29. However there are a number of TPOs nearby on Derby Road and Breaston Lane. A group of TPOs exist nearby (Ref: 337) at Risley Hall, Derby Road.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	The size of the development may allow space to develop new open space or green space. It would also contribute to the public amenity of new residents.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create small parcels of open space which because of their size as described at 13(5) display limited benefits. As referred to elsewhere, the site is currently in use as agricultural land. This land use is private, and whilst the facility may contribute to biodiversity, the fact that the land cannot be publically accessed means it makes no contribution to the Borough's network of open space.	Neutral 0	
13. Natural Environment,	7. Will it encourage and protect or	Development at this site offers some opportunities to link to important elements of the existing blue and	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	improve Green and/or Blue Infrastructure networks?	green infrastructure in the centre of the Borough in order to connect the site to the nearby network of assets. Scope exists to explore improved connections between a development at this site and the adjoining rights of way connecting to Stanton by Dale, Breaston, Draycott and Sandiacre.	+1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The landscape character area and type is Trent Valley Washlands, Lowland Village Farmlands. Characteristics which the site currently conform to include mixed farming with arable cropping and improved pasture and thinly scattered hedgerow trees including some willow pollards The development could conform to the landscape character area by following typical styles (discrete red brick villages with farms and cottages). However due to its size, it is unlikely to be developed in this way. Therefore the development of this site into housing would greatly negatively impact the landscape character.	Major negative -2	Major negative -8
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development of the site would have a notable impact on visual amenity to the current appearance which sees agricultural land. A strategic-scale development at this location would have the potential to impact visually on the locality, urbanising land that has never previously been developed. Whilst development could involve the construction of housing, which is good quality in design, this would be to the detriment of an open expanse of land, which contributes to the setting	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of Risley. The rural village location within the Green Belt expanse results in a major negative impact.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	No. Risley presently has a rural village feel with few new build homes existing. The site location is within the Green Belt and the agricultural fields present contribute to the settlement character of Risley. The housing development would be a negative impact on the present village setting.	Major negative -2	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	No. The site currently adjoins the built up area of Risley and acts as buffer between the Green Belt and the village. The urbanisation of this site would be detrimental to the interrelationship between the landscape and the built environment.	Major negative -2	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site adjoins Risley Conservation and its development will likely be not in keeping with the heritage asset. There are also listed buildings nearby which may be visible from the development site (including Risley Hall and Attached Garden Wall).	Major negative -2	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	No. The village feel would be negatively impacted by a housing site of approximately 430 dwellings. Though the development could be designed in a way to complement the local character and distinctiveness. This would be subject to the masterplanning stage of this site.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage. This could be achieved through the creation of digital material that every household would have access to. Nearby heritage includes assets at Risley Conservation Area and listed buildings within the village. Establishing legible connections to the paths and highways from this site would enable access to these, and other, heritage assets and cultural activities.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment. Development could be the catalyst for improved legibility in providing links with the surrounding areas – allowing improved access to the urban and rural network of public rights of way.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site. It is therefore unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The agricultural land at this site is rated 'good to moderate' in agricultural classification. Therefore the conversion of this site to housing would not protect the best and most versatile land.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is currently greenfield in its entirety and whilst some pockets of a developed area would remain open to fulfil an amenity green space function, the development would not be able to prevent the loss of greenfield land to a new housing development.	Major negative -2	
16. Natural Resources and Waste Management	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority. No data exists suggesting either past mining activity or that reserves	Neutral 0	

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

Site SGA30 – South of Derby Road, Draycott

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of 74 residential units would be expected to deliver more diversity in housing stock. 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, albeit the urban element of the area already provides a good scope of affordable options relative to the rural element. However, due to the site's size, the development is not expected to contribute significantly to the range and affordability of housing for all social groups.	Neutral 0	Minor positive +1
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	The site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople accommodation. However this site is not proposing plots for gypsies, travellers and travelling showpeople.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		interventions from relevant organisations and agencies.		
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site could potentially reduce the number of unfit/vacant homes by contributing to an enlargement of the overall stock of residential accommodation in Erewash. The delivery of homes may focus attention elsewhere on those homes in the Borough's existing stock that are unfit for occupancy/long-term vacant - although the potential development of approximately 74 homes is not expected to demonstrate a strong relationship to this question.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	The site adjoins the village of Draycott. The development would increase strain on present local infrastructure. Draycott has a small retail core including a convenience store, fish and chip shop, pubs, beauty salon and a tennis centre. This may be sufficient to support the additional houses. However there may need to be some 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. There may also need to be investment in local health care and school infrastructure. A development of this size would be expected to contribute to infrastructure improvements via a S106 developer contribution which will only likely provide benefits to new communities on site.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long term. However construction activity associated with implementing the site would be likely to provide a short term boost to the diversity and quality of jobs locally but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.	Neutral 0	Minor negative -1
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	Delivery of this site will result in a short-term boost to employment to allow for the development and construction of the site. Long-term, the development of this site is not expected to contribute greatly to reducing levels of unemployment.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Construction activity associated with implementing the site would be likely to provide a short term boost to employment opportunities locally but these are very unlikely to be rural in nature and to have any tangible effect on rural productivity specifically.	Minor negative -1	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new	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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	2. Will it provide business/university clusters?	The site would not be of a scale to provide for business or university clusters.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	The site would only be expected to deliver new housing and required infrastructure to support the development. Therefore, the site is not expected to deliver employment opportunities in high knowledge sectors.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic	4. Will it encourage graduates to live and work within the Plan area?	The site would only be expected to deliver new housing and required infrastructure to support the development. Therefore, the site is not expected to deliver employment opportunities that would encourage graduates to live and work within the plan area.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The size of this development does not warrant itself to provide for new employment land as it is instead wholly focused towards delivering housing development.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in additional population that would be reliant on the use of existing nearby facilities including Draycott village and Borrowash Local Centre. This is because the site would not be in a position to accommodate retail provision due to its limited scale and associated viability constraints. The development would provide additional expenditure capacity to nearby retail centres and shopping parades, albeit on a modest scale.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce	1. Will it reduce health inequalities?	The location of the site close to Draycott 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	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
health inequalities.		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.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The nearest health facilities are located in neighbouring villages (Breaston and Borrowash)	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site itself would be adjacent to a Public Right of Way Network which connects onto Breaston, Sandiacre and Long Eaton, providing access to the Trent Valley and Erewash Canal. Much of this right of way is suitable for cycling too. Nearby there is also Draycott Table Tennis Centre. This would result in benefit to the incumbent population but would not expand existing opportunities. There is very little opportunity for new open space to be provided by the site due to its limited scale. Though opportunities will still exist for recreational physical activity.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Due to the very limited scale of the site, it is unlikely to provide any additional open space provision and is unlikely to contribute to the improvement of existing open space. The loss of the site to development would remove greenfield land from the local environment,	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		however the land is not publically accessible so this does not represent a loss of open space which the population in general benefit from.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	No, the land in its present use serves an agricultural role and is rated 'very good' in the agricultural land classification system. The conversion of this land to residential development will prevent the improved access to local food growing opportunities.	Major negative -2	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	The development site in general is untouched by traditional 'urban' forms such as employment, housing or industry. Therefore there will be very little associated crime, or fear of crime at present linked to this site. There may be some potential to reduce forms of rural crime (e.g. theft from farms or wildlife crime) through the approach, but it is considered this is far outweighed by the likely increase in crime and fear of crime that will be experienced as a result of the introduction of a significant established population associated with the approach. Given the scale of development proposed, there is the potential for development to have a minor negative impact.	Minor negative -1	Major negative -2
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The development would result in a parcel of agricultural land untouched by traditional 'urban' forms (such as employment, housing or industry) being transformed into a housing site. There is very little present in the way of 'built environment' and there are no known safety issues arising from its present use as agricultural	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		land. Though the development of the site for housing is not expected to induce crime directly, the risk of crime does increase as a population moves into the site that may slightly reduce the safety and security of the built environment on this site.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population of Draycott village 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 a very small increase in the number of users resulting from development could provide the impetus for such enhancements.	Minor positive +1	Major positive +2
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Delivery of this site would result in a small increase in population. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within the conurbation. The site would be too limited in scale to provide any additional facilities however and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital	3. Will it increase the number of facilities e.g. shops, community	The site is unlikely to provide any additional facilities due to its limited scale and likely viability cost constraints associated with this.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	centres?			
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The site would not be of the scale required to provide a new school, however it would be expected to make sufficient contribution to the existing educational system to support the additional population generated by the site.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population making use of existing transport infrastructure provided by the village. The site would not be of a scale to warrant large-scale enhancement to the existing network. Because of its location away from the town and conurbation, a minor negative is awarded.	Minor negative -1	Major negative -3
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel	2. Will it help to develop a transport network that minimises the impact on the	The development of housing may include Section 106 contributions aimed at delivering more sustainable travel, such as improvements to cycle and walkways. The location of the site being south of the village allows access to a frequent bus service which runs between	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	environment?	Derby and Nottingham, providing transport to Long Eaton. There is also access to a Public Right of Way that links to neighbouring villages Breaston and Borrowash. However new residents may still utilise private vehicles to access neighbouring amenities and services but the overall impact is not too concerning due to the size of the development and the good existing sustainable transport opportunities.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The development would result in additional car usage relating to an expanded local population, though it is noted the development site is not overly large. However public transport is available via bus and there is close access to a Public Right of Way network which connects to neighbouring settlements Borrowash, Draycott, Sandiacre and Long Eaton. The impacts both positive and negative outweigh each other.	Minor negative -1	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The 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 site's location within the village and the surrounding facilities it provides (including Draycott Table Tennis Centre and facilities in Long Eaton), development of the site would result in an increased proportion of the Borough's population able to easily access conurbation provided facilities. The overall effect of this would be very limited however due to the sites relative size.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site is located in the Green Belt on greenfield agricultural land measuring 4ha in size and is therefore not classified as a brownfield site and does not make efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Development would be unlikely to minimise impacts on the biodiversity interests of the land as its current use as agricultural land is likely to support wildlife. The developer would be required to provide information regarding the environmental conditions of the site. It is expected that the site provides support for a range of wildlife but it is noted that no statutory or non-statutory environmental designations exists across the site.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	This scheme would result in additional energy use owing to the land's current greenfield status. Whilst some energy will be used to support the agricultural nature of the site at present, the potential provision of new homes would see an increase in energy usage by occupants of all buildings across the site. Whilst community energy schemes could be pursued, this would still result in a large increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy	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 positive contribution to the energy efficiency of building stock within the plan area. It would be expected that each new property would be constructed to higher levels of energy efficiency in line with national	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
resource, reducing dependency on non-renewable sources.		building regulations.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	There is potential for this development to include the generation and use of renewable energy including through larger-scale interventions (for example, development of community energy systems – see 10(4), or centralised power generation). However this decision would be up to the site owner, and there intentions regarding this matter are not presently known.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, masterplanning will be required to understand the level of potential.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop	5. Will it ensure that buildings are able to deal with future changes in	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	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
low-carbon energy resource, reducing dependency on non-renewable sources.	climate change?	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.		
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Development of this site would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings and occupants. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. Although with all new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and better specification materials.	Minor negative -1	Minor negative -1
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	75% of the site is located in Flood Zone 1 with the remaining 25% of the site being located in Flood Zone 2. The River Derwent is also located 0.3km from the south of the site. The development of houses here would be at some risk of flooding due to being within Flood Zone 2. The site could be designed in a way to avoid furthering flood risk, for example implementing sustainable urban drainage systems and avoiding hard surfacing and building in the areas more at risk of	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		flooding.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. With the nearby River Derwent, the urbanisation of land caused by construction of housing within the vicinity of these main watercourses would threaten to impact on the quality of water. This would not be directly caused by improper discharges into the mentioned watercourses, but the altered subterranean hydrology that could no longer fully rely on the undeveloped terrain associated with agricultural land that help to absorb rainwaters through natural drainage processes.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Development of this housing growth site is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Development would not therefore help to conserve water in any way and would see a relatively large net increase in localised usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	There is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of a notably large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	The site currently consists completely of greenfield land in the form of agricultural land. 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.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site is not located near a Source Protection Zone but is located approximately 0.3km away from the River Derwent. Mitigation methods can be used to reduce the impact of housing development on the River, though a small minor impact is expected due to the alteration of run-off rates when the agricultural fields are converted to built-form.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	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 and trees 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 habitats present around the periphery and across the site would help to support such species. The development does offer some prospect that biodiversity can be improved at targeted locations either within the site or off-site, in	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		relation to the requirement to achieve biodiversity net gain form new developments. It is also noted that there are TPOs located adjoining the site along Derby Road, whilst a group TPO (Ref: 88) has been designated nearby to SGA30 immediately south-east of Bankfields Farm. The TPOs should be protected.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	The relatively small and enclosed area within the site's boundary offers limited scope for biodiversity net gain to be achieved. 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 presently no statutory or non-statutory environmental designations on or adjoining the site. Also there are no nearby assets that would link up to the site that would benefit from net gain. Therefore off-site net gain will likely be pursued, being less of a benefit to the new community at the housing development.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	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 could influence modest alterations to the geological environment.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	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 rarely evident along some of the boundary lines, which are expected to be maintained in the event of development. A general absence of woodland cover means that development would not result in the loss of coverage across the site. Compensatory net gain could involve tree planting to improve the overall number of trees, but details around this mitigation measure are currently unplanned/unknown.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	Development of this site would be expected to make provision to serve new residents, though it is likely to be on a small scale, to reflect the size of the development site. Provision would be required to 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 higher quality urban realm.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site and the land is private. 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 are located nearby the site, enabling access away from Draycott into the surrounding countryside.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.				
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	Development at this site offers some opportunities to link to important elements of the existing blue and green infrastructure in the Borough in order to connect the site to the nearby network of assets. Scope exists to explore improved connections between a development at this site and Public Right of Way - Draycott and Church Wilne (footpath number 14). This may include having a footpath entrant /exit point from the site on Derby Road which connects onto this footpath. This links onto the Borough's wider blue green infrastructure network connecting onto the Trent Valley Way.	Minor positive +1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands landscape character area (Lowland Village Farmlands). Key characteristics include mixed farming with arable cropping and improved pasture and thinly scattered hedgerow trees. The site's current form (pre housing development) conforms to these characteristics. The typical style of housing includes 'discreet red brick villages with farms and cottages'. Consequently the development of housing at this site would greatly alter the landscape character area of the site as the site is expected to deliver typical new build housing. Although the developer may work the design and layout of the development to complement the landscape character.	Minor negative -1	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development of the site would have a notable impact on visual amenity to the current appearance which is currently agricultural land. Development at this location would have the potential to impact visually on the locality, urbanising land that has never previously been developed. Whilst development would involve the construction of attractive housing, this would be to the detriment of an open expanse of land which contributes to the setting of Draycott.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	Housing development at this location would not contribute substantially to maintaining or enhancing the local townscape distinctiveness or settlement character. The site is positioned to the west of the main built up area of the village. The present agricultural field where the site is proposed contributes to the settlement character and provides part of a non-built buffer between Draycott and neighbouring village and Borrowash. The creation of housing at this location would impact the present local distinctiveness.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Development at this site would not enhance the interrelationship between the landscape and the built environment. The site serves as a good buffer of undeveloped land between Draycott and Borrowash. The development of this site for housing would be detrimental to this and therefore alter the interrelationship between the landscape and the built environment.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.				
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The nearest Conservation Area (CA) to SGA30 is the Draycott CA around 0.4km east of the site. With much modern residential development situated between SGA30 and the CA, it is unlikely that any future development of the site will impact upon the CA's historic character. There is also a listed building (Nooning Lane Bridge) nearby the site and views of the development may be visible from this asset. The view from this asset may be able to view the proposed development, which could harm the setting of the bridge and the overall character of the surrounding area.	Minor negative -1	Minor negative -1
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	No. As discussed previously, the development would alter the landscape of an agricultural field to a housing development. This would not maintain the present character of the village as it provides an important rural buffer between the extents of neighbouring villages Draycott and Borrowash.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture	3. Will it provide better opportunities for people to access and understand local heritage and to	An enlarged population via the site delivery offers opportunities for new residents to better access and understand local heritage. This could be achieved through the creation of digital materials that every household would have access to in order to learn more about local heritage present in the wider locality.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and heritage.	participate in cultural activities?			
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	As described at 15(1), the site is nearby but not adjoining some historic assets (a CA and a listed building) which contribute to the wider historic environment. As a result, potential development would be unlikely to protect or improve access and enjoyment of the historic environment – but would not contribute to a lesser level of access or enjoyment either.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	It is understood that no recorded archaeological assets are present on site. Whilst the possibility of on-site archaeology has been raised, no evidence of workings have been presented to the Borough Council to demonstrate this. No designations protecting scheduled ancient monuments exist on or immediately off-site.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist solely of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, would in all probability see an increase in the consumption of raw materials across a period in which housebuilding activity occurred.	Minor negative -1	Major negative -6
16. Natural Resources and Waste Management	2. Will it promote the use of sustainable design,	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	materials and construction techniques?	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.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have an impact in additional waste being generated by occupants of all domestic buildings.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the	5. Will it protect the best and most versatile (BMV) agricultural land?	No. The site in its present form as agricultural land is rated very good. Despite the land being located within the Series Agricultural Land Classification as 'land within predominantly urban use', the site is known to	Minor negative -1	

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

Site: SGA31 – South of Longmoor Lane, Breaston

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approx. 335 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.	Minor positive +1	Major positive +2
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, 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.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		effect on this criteria question given the limited scale of development.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However construction activity associated with implementing the site would be likely to provide a short term boost to employment opportunities locally but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. Development of arable greenfield land would more likely result in detriment to rural productivity, particularly when considering the 'very good' agricultural classification designated on parts of the site.	Minor negative -1	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide land and buildings of a type required by businesses.	Neutral 0	Neutral 0

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in additional population that would be reliant on the use of existing nearby facilities including within Breaston which is not currently a defined retail centre. Despite access limitations caused by the presence of the M1, a new population would still result in added expenditure capacity for other nearby centres including Long Eaton town centre. The absence of any retail development on site would strengthen this effect.	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce	1. Will it reduce health inequalities?	Notwithstanding the close proximity of the site to the conurbation, the options for connectivity into the conurbation are extremely limited, with the M1 motorway acting as a significant limitation on levels of	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
health inequalities.		permeability. Notwithstanding the presence of the former Derby & Sandiacre Canal as a public right of way to the north of the site, the presence of the M1 severely limits the potential for further prospects for active travel in an eastwards direction; for example to make use of existing services and facilities in Long Eaton. As a result the site will primarily be reliant on any services and facilities provided by Breaston to the west. This 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) primarily in a westerly direction and this will help to promote healthy lifestyle choices albeit to a more limited extent given the limitations of provisions within the village. Whilst the site is not of a scale likely to support health facilities, a housing development would be expected to provide a network of green space which is publically available and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site. Notwithstanding these potential benefits, the proximity of the M1 motorway also presents health challenges for any development to have to overcome relating to noise and air pollution; the potential for negative effects on the health of a new population at this location is a key challenge for this proposal when considered against this criteria question.		
5. Health and Wellbeing	2. Will it improve access to health	Health facilities would not be expected to form part of the development of the site and therefore it would not	Neutral 0	

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To improve health and wellbeing and reduce health inequalities.	services?	improve access to health services through direct provision. The nearest health facilities to the site are within Long Eaton. The presence of the M1 motorway between the site and Long Eaton acts as a significant constraint on *improving* accessibility to such services beyond options already present.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site itself would be close by to recreational opportunities provided by the former Darby Sandiacre canal which also connects to the Erewash Canal, providing wider access to a range of recreational trails. This would result in benefit to the incumbent population but would not expand existing opportunities. The fact that the site will need to provide some element of green/ open space to facilitate the needs of the incumbent population on land which is currently inaccessible to the public also presents additional opportunity which may result in some net gain for existing populations also.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such and given the scale and relatively low density of the site and potential for integrating a network of open space, development is likely to result in a net increase in open space provision. Given the absence of existing publically accessible open space within the site at present, opportunities to enhance the quality of existing open spaces are unlikely to arise.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is largely arable and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities (though on a relatively modest scale). The classification of the land as 'very good' in agricultural terms is of particular detriment in the context of this criteria question.	Major negative -2	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 335 dwellings at this location would result in the urbanising of rural land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of *rural* crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The land upon which this site would be delivered has very little 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	Minor negative -1	

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		the existing scenario.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to Breaston and nearby to the conurbation means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.	Minor positive +1	Minor positive +1
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	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 Breaston and nearby to the Nottingham conurbation. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities provided by existing settlements, although the positive effect from this is limited by the presence of the M1 motorway between the site and conurbation, acting as a cause of severance, limiting access opportunities in the context of relatively limited provision of facilities within Breaston. The site would be too limited in scale to provide any additional facilities and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown, although residents are less likely to be encouraged to engage with localities to the east due to the sense of severance caused by presence of the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		motorway.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this.	Neutral 0	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The site would not be of the scale required to provide a new school, however it would be expected to make sufficient contribution to the existing educational system to support the additional population generated by the site.	Neutral 0	
8. Transport To make efficient use of 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	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 present in Breaston and in the nearby Nottingham conurbation. The site would not be of a scale to warrant large-scale enhancement to the existing network although it will be required to mitigate impacts on the local highway network which result from its development where appropriate. The potential for improving connectivity between the site and the nearby	Minor negative -1	Major negative -4

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and accessibility.		Nottingham conurbation however would be extremely limited given the location of the M1 motorway between the site and conurbation, acting as a significant barrier to access enhancement.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site adjacent to Breaston and nearby to the Nottingham conurbation would enable access to existing facilities particularly in Breaston, and to a more limited extent those provided by the conurbation. However, those provided by Breaston are relatively limited in scale and choice and the presence of the M1 motorway along the eastern boundary of the site limits accessibility from the site into the conurbation via sustainable means of travel; given the limited range of sustainable options, it is more likely that the limited road access provided would encourage a new population to utilise private cars to access the conurbation and its offer. This would be difficult to mitigate because of the physical limitations imposed by the presence of the motorway, severely limiting the potential for new or enhanced walking and cycling friendly infrastructure and permeability in general, although this is partly reconciled by the presence of parts of a Public Right of Way to the north of the site. These factors, as well as the fact that the existing network would be required to expand into the countryside to accommodate the site, is likely to result in adverse risk to the environment.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site adjacent to Breaston and nearby to the Nottingham conurbation would ensure a new population were in relatively close proximity to jobs, services and facilities. However, the offer from Breaston in all these categories is relatively limited and the presence of the M1 motorway along the eastern boundary of the site limits accessibility from the site into the conurbation via sustainable means of travel; given the limited range of sustainable options, it is more likely that the limited road access provided would encourage a new population to utilise private cars to access the conurbation and its offer. This would be difficult to mitigate because of the physical limitations imposed by the presence of the motorway, severely limiting the potential for new or enhanced walking and cycling friendly infrastructure and permeability in general, although this is partly reconciled by the presence of parts of a Public Right of Way to the north of the site. These factors, as well as the reality that development would result in additional car usage relating to an expanded local population, results in a negative effect on this criteria question.	Major negative -4	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this. However, due to the sites location adjacent to Breaston and nearby to the Nottingham conurbation and related facilities, development of the site would result in an increased proportion of the Borough's population able to access facilities provided	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
services for all and to improve travel choice and accessibility.		by existing settlements. However, the extent of this is limited by the presence of the M1 motorway, acting as a significant limiting factor on permeability into the conurbation which is the main provider of services and facilities within the locality.		
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site is entirely greenfield in its classification, so development would not be making efficient use of brownfield land.	Major negative -2	Minor negative -1
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Development would likely see an altered relationship between the site and the natural environment. With the majority of the site currently used for equine-related purposes, this reduces the likelihood of it supporting higher levels of biodiversity due to the managed and intensified nature of the land's usage. However, there are habitat features across and around the site that would undoubtedly contribute positively to biodiversity – largely the internal hedgerows and occasional hedgerow tree located along field boundaries.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	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	Minor negative -1	Minor positive +1

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renewable sources.		would still result in a large increase in energy use in excess of the current baseline.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of 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 domestic 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	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties where energy can be supplied back to energy networks. However, masterplanning will be required to understand the exact level of potential.	Neutral 0	
10. Energy and Climate Change 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 do offer much greater opportunities to explore the practicalities of introducing community	Neutral 0	

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low-carbon energy resource, reducing dependency on non-renewable sources.		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 due to its relative smallness, but further technical work would be necessary to confirm this view.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes potentially built at this location would be required to be constructed to current building regulations standards. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic properties that show greater resilience and are able to adapt to the effects of climate change. The addition of several hundred new homes at this location would give rise to a reasonably large amount of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and	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. The location	Major negative -2	Major negative -2

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other types of pollution.		of the site being directly adjacent to the M1 could, in conjunction with emissions from vehicles on an often slow-moving section of motorway, help to exacerbate air pollution. It is also likely that site construction and the eventual occupancy of homes would see a rise in omissions above a current baseline position. 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.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	The site is located wholly within Flood Zone 1, the lowest category of land affected by potential flood risks. This suggests that potential development at this location would not contribute to a worsening of flooding conditions either on, or immediately off-site. Notwithstanding this, the site's greenfield status ensures that land contributes to the natural drainage and soakaway of rainwaters. Development at this location would therefore alter the localised hydrology – although sustainable drainage features (attenuation pond(s)) would be expected to ensure the site does not adversely increase the risk of flooding here.	Neutral 0	Minor negative -1
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. It is located some distance from the nearest watercourse (Golden Brook, south of the A6005) so the prospects of any surface water run-off flowing across Wilsthorpe Road towards the Golden Brook, particularly as a	Neutral 0	

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quality.		consequence of SGA31 being at a lower elevation, are extremely slim. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Development of a strategic housing growth site is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Development would not therefore help to conserve water in any way and would see a relatively large net increase in localised usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	Following directly on from 12(3) above, there is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of a notably large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	The site currently consists entirely of greenfield land which is occupied by a number of equine-related uses and operations. As discussed at 12(2), the distance between the site and nearby watercourses (there are none on-site, although a drainage ditch does run along the eastern boundary of the site at the base of an embankment rising to the M1) makes it extremely	Neutral 0	

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		unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely 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	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	The aforementioned equine-related uses across the majority of the site sees active usage of the land. This removes an element of the natural status of a greenfield site. However, despite this there is a significant scale of habitat located across and around the perimeter of the site with hedgerows and established lines of trees. These features will help to support ecology and biodiversity across the site, despite the absence of any statutory or non-statutory biodiversity designations. Given the existence of two continuous line of trees which help enclose the site into three distinctive enclosures, development would disturb these biodiversity/landscape features in order to establish a built form throughout the site. The presence of protected species on site is unknown, and further ecological surveys would be required to provide information on this.	Minor negative -1	Minor negative -1

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13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	Whilst the site itself is not subject to any biodiversity designations, the internal tree and hedgerow features which development would disturb and displace could prove difficult to compensate. However, the site's size is fairly sizeable which offers some flexibility in establishing new habitats that complement the built environment and deliver any gains assessed as being necessary.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a relatively large area of land could influence modest alterations to and impacts upon the geological environment.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	As referred to at 13(1) and 13(2), established on-site trees would likely be disturbed with sections of the east-west rows lost to allow for north-south access throughout the site. Development would therefore see an impact on the wooded elements of the site. Whilst the site is large enough to accommodate new tree planting to mitigate the loss of existing woodland, the disruption would impact on current conditions across the site.	Minor negative -1	

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13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	The site's large size means any future development would on balance be required to provide for new open and green space owing to the number of households. The large area brings flexibility in how such assets can be provided on site. Green space would be expected to ensure the development is of high quality, helping to respect and better integrate with the lower density of homes found on the eastern edge of Breaston.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	The site is currently private with no public access possible. As such, there is no existing open space on the land in which development could play a role in improving.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	At the site's northern-most end, Longmoor Lane separates SGA31 from the route of the former Derby & Sandiacre Canal. This now forms the basis for a multi-user recreational trail which is also a public right of way. Development could therefore establish strong links to the Green Infrastructure network, with largely off-road routes east/west to connect the site to the Erewash Valley and Derby.	Minor positive +1	
14. Landscape and Built Environment	1. Does it respect or preserve	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland	Major negative	Major negative

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To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	identified landscape character?	Village Farmlands type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. However, the land has lost its agricultural function – but despite this, topographical aspects and landscape features such as field sizes and the presence of hedgerow trees help to link the site to its described landscape characteristics. Development would undoubtedly alter the landscape aspects the site currently displays, and whilst boundary treatments around its perimeter could be retained – the internal features such as the hedgerow trees would be vulnerable owing to the alignment of these helping to enclose fields across the wider site.	-2	-5
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development at this location would have a noticeable impact on views of the eastern edge of Breaston village. Currently, the land which forms part of the site helps to provide setting for the village and contributes towards its separation from the nearby M1 motorway. The elongated shape of the site effectively acts as a buffer between the edge of the village and the motorway, and development would extend the urbanised area of the village eastwards.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character,	3. Will it maintain and/or enhance the local distinctiveness of the townscape or	Without detailed design and layout proposals for a development at this location, it is difficult to ascertain the relationship a new development would have on local distinctiveness. Existing residential development on the east side of Breaston is low density and	Neutral 0	

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including heritage and its setting and enhancing the place through good design.	settlement character?	characterised by notable green areas within the townscape. Any future housing at this location would be expected to maintain the general pattern and layout evident in those areas situated just west of the site.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	As described elsewhere within 14, the site spans largely open land situated between the M1 and the current extent of Breaston's built-up area. Development would find it difficult to enhance the current interrelationship between the landscape and the built environment given the M1 is immediately adjacent to the site on its eastern boundary. Beyond the M1 is the beginning of the Long Eaton built up area in Wilsthorpe. Development of this site would therefore remove the narrow band of open land between Breaston and the M1 with the urbanised environment of Long Eaton further beyond.	Major negative -2	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site has little by way of association with any on or immediately off-site with no statutory or non-statutory assets within 400 metres of its boundaries. Development would generate additional traffic, which if routing towards Derby along the A6005, would take additional vehicles through the Breaston Conservation Area that may contribute to harm occurring to a historic area containing a number of statutory and non-statutory heritage assets.	Minor negative -1	Minor negative -1
15. Heritage To conserve the area's	2. Will it respect, maintain and	As discussed at 14(4), the development of the only remaining open land left between Breaston and the M1	Minor negative	

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heritage and provide better opportunities for people to enjoy culture and heritage.	strengthen the local character and distinctiveness e.g. landscape/ townscape character?	motorway means new housing at this location would find it difficult to respect, maintain and strengthen local landscape character. In terms of historic distinctiveness, neighbouring housing situated west of the site is of limited historic interest – so new development would be unlikely to diminish from the setting and quality of any local examples of heritage assets.	-1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage – despite the absence of assets in close proximity to the site. This could be achieved through the creation of digital materials that every household would have access to in order to learn more about local heritage present in the wider locality. Breaston village has a limited range of cultural activities owing to its size, but the site at its southern end links to the A6005 and a frequent bus service linking Nottingham and Derby – this would enable good access to nearby cultural activities.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	For the reasons set out elsewhere within objective 15, potential development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Development may increase vehicular activity through Breaston's Conservation Area which might adversely affect the enjoyment of the Conservation Area by other local residents and visitors.	Neutral 0	

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15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would likely consist solely of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the size of the site, would in all probability, see an increase in the consumption of raw materials across a period in which housebuilding activity occurred.	Minor negative -1	Major negative -7
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce a scheme's overall impact on the environment.	Neutral 0	
16. Natural Resources and Waste Management	3. Will it result in additional waste?	Development of the site would be expected to have a relatively large impact in additional waste being generated by occupants of all domestic buildings given	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.		the scale of new development possible and the current status and use of land within the site's boundaries.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site sits within an area of Grade 2 quality land by the agricultural land classification. This demonstrates that despite the site's current equine-related use, the land is of very good quality where a wide range of crops are able to be grown. Development would therefore prejudice the continued availability of relatively rare Grade 2 quality agricultural land in the Borough.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	6. Will it prevent the loss of greenfield land to development?	No. The site, despite current equine-related uses and occasional outbuildings supporting these operations, land within the boundaries is greenfield. Development for housing would therefore see the loss of a large area of greenfield land separating Breaston village from the M1 motorway.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority. No data exists suggesting either past mining activity or that reserves exist under or close by to SGA31. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.		