

Option 5: Allocation of strategic employment zones in Erewash, plus the allocation of new employment land adjacent to M1 Junction 25 (Land north of Longmoor Lane)

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?	There are limited demonstrable linkages between the range and affordability of housing across social groups and the Local Plan's protection of strategic employment zones supplemented by the allocation of a strategic employment site at land north of Longmoor Lane. It is not expected that an allocation here would have any impact on this specific question.	Neutral 0	Neutral 0
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	The Local Plan's identification of existing strategic employment zones, supplemented with the allocation of an employment site at land north of Longmoor Lane would not be a mechanism to provide the single pitch required to meet the Borough's assessed accommodation needs of gypsies, travellers and travelling showpeople. In any case, employment sites, either existing or new, are not normally suitable locations for locating any form of residential accommodation given the poor amenity and remoteness to key services.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies,	3. Will it reduce homelessness?	The identification of strategic employment zones plus the allocation of new employment space in the Local Plan for a site at land north of Longmoor Lane would not help, nor be expected to, reduce homelessness in Erewash.	Neutral 0	

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travellers and travelling showpeople.				
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?	There are limited, if any, demonstrable connections that show the identification of strategic employment zones plus the allocation of new employment space at land north of Longmoor Lane would contribute to any reduction of unfit/vacant homes in the Borough.	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 allocation of a range of strategic employment zones plus the allocation of a new strategic employment location at land north of Longmoor Lane would not be expected to provide infrastructure which would also help to support the provision of new homes. The identification of existing employment sites is to largely ensure their continuation in that use, whereas the north of Longmoor Lane site is located in an area of the Borough where only a limited amount of housing growth is currently planned.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The combination of identifying existing strategic employment zones with the allocation of an employment site at land north of Longmoor Lane would help increase the diversity and quality of jobs in the Borough. The addition of approximately 31ha of employment land at this location offers a good opportunity to attract a range of businesses to the site, creating good employment opportunities whilst also	Neutral 0	Minor positive +1

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		enabling inward investment. However, the exclusive focus on delivering jobs only associated with B8 logistics development, as promoted to the Council, somewhat lessens the opportunities which might otherwise be available if more diverse employment uses were present across the site.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The scale of employment opportunities available through the protection of existing strategic employment zones and the allocation of approx. 31ha of new employment land at land north of Longmoor Lane will create a small number of new jobs in the south of Erewash. Whilst there is no guarantee that those currently unemployed would find work at a site which will be a source of new employment, possibly spanning a range of sectors, the generation of a small number of jobs (although linked to logistics operations) at an allocated site at land north of Longmoor Lane - in addition to the safeguarded jobs at existing strategic employment sites, would help to provide a modest increase in job availability in general and provide a wider number of routes back into employment for those currently out of work.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	The identification of strategic employment zones and the addition of a large employment allocation in the south of the Borough will not automatically improve rural productivity in terms of employment opportunities. Only a small proportion of the Borough's strategic employment sites are located within the rural areas of	Neutral 0	

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		Erewash. Protecting these locations, whilst promoting a new source of employment at land north of Longmoor Lane, will only serve to maintain the current levels of rural productivity. Changes in rural productivity (e.g. agricultural diversification of existing facilities) is more likely to drive a broadening of employment opportunities than the safeguarding of strategic employment areas in the Borough's rural locations.		
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?	Safeguarding strategic employment zones will make only a limited impact in providing land and buildings required by businesses due to the lack of growth available at most of the locations. However, the addition of an employment allocation north of Longmoor Lane offers an opportunity to deliver a range of buildings at a location close to J25 of the M1 – albeit facilities would only be to support logistics/B8-use operations in light of the site promoter's intentions. The potential to deliver new development at land north of Longmoor Lane could enable the provision of a diverse range of modern, functional and flexible employment premises – but only to support a narrow and focused distribution and warehousing need. With the HS2 project north of East Midlands Parkway now formally scrapped, the need to relocate businesses who were directly and indirectly impacted by the line's construction is now not as acute. At 31ha, the size of the site at the potential allocation is substantial, but the limitations in the range and diversity of employment opportunities which would be present at a developed	Neutral 0	Neutral 0

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		site somewhat restricts the impact this option would make in providing new land and buildings available to those who may be some of the Borough's many older, aging employment premises. It is also important to consider that the extent of new employment land that would be delivered through this policy option at 31ha falls short of the amount required advised by up-to-date evidence on employment land needs, further reducing the impact of this approach.		
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?	Whilst unlikely that university-based clusters will form either on any of the existing strategic employment zones or on an allocated north of Longmoor Lane employment site, largely owing to the distance away from established university's in the neighbouring cities of Nottingham and Derby, there is limited scope for business clusters to take advantage of new employment premises provided at the allocation. However, the site's promotion only for facilities supporting logistics/B8 operations restricts greater potential. With many existing premises in the Borough incapable of physical expansion, the provision of new employment units on an approx. 15ha site does offer a small amount of potential for the clustering of new or relocating businesses – although the restricted scope of intended employment use at the site will preclude interest from many active businesses.	Neutral 0	

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3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	It is unlikely that the allocation of strategic employment zones by itself will create jobs in high knowledge sectors, but the allocation of an employment site at land north of Longmoor Lane has some limited scope in attracting businesses operating either partially or fully in high knowledge. This is restricted however by the intended employment use being made provision for at the site, and whilst logistics operations are moving towards high knowledge sectors, development itself would not guarantee the delivery of jobs against this objective. The existing economic profile of Erewash suggests a market demand for more traditional industrial operations and premises as opposed to sectors such as education, finance, insurance, communications and health - which typically are based in office accommodation. This also contributes to the assessed level of impact against this objective.	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?	Merely identifying strategic employment zones across the Borough will not in its own right encourage graduates to live and work within the plan area. The Borough is not home to large concentrations of graduates studying at university institutions, although the Broomfield Campus near Breadsall does provide a satellite campus for Derby University. Naturally, some graduates from universities will find jobs within Erewash (including graduates who live with their families in Erewash but attend universities elsewhere), but there is no connection between this activity and the identification of strategic employment zones. The	Neutral 0	

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		addition of an employment allocation at land north of Longmoor Lane may improve the prospects of some graduates living and working in the plan area, but the economic profile of the Borough suggests the intended businesses that would likely locate on the site will be orientated more towards logistics and warehousing operations, reducing scope for the employment of large concentration of graduates as part of knowledge-based sectors.		
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?	A combination of recognising the importance of strategic employment zones and the allocation of a new source of employment land north of Longmoor Lane will together help go some way towards providing the availability of infrastructure allowing for the Borough's economic growth. The provision of a sizeable employment location north of Longmoor Lane would contribute towards meeting the Borough's warehousing and distribution needs. However, the narrowness of employment opportunities in the potential allocation's proposed uses will not fully help the Borough in terms of providing for a wide range of businesses who may wish to relocate due to the condition of current premises or upscaling/expansion. Whilst some economic diversification would be expected with the provision of new logistics and warehousing stock, the limited employment uses, together with the site area not fulfilling the Borough's assessed employment needs, checks the scale of impact this objective is able to make.	Neutral 0	

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4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	It is unlikely that this policy option individually would encourage greater vitality within Erewash's existing hierarchy of shopping centres. However, the identification of strategic employment zones would play a part in safeguarding such areas from pressures to locate main town centre uses upon them. This would help to retain main town centre uses in sequentially-preferable locations. The potential to allocate a strategic employment site at land north of Longmoor Lane may play a small role in supporting the vitality of Breaston's retail offer, although development of the allocation wouldn't be expected to give rise to a strong spike in activities connected with Breaston. The location of the site is relatively accessible to Long Eaton town centre – although the distance between the two suggests a limited, if any, benefit being evident to the vitality of the town's shopping centre.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	It is unlikely that the combination of identifying strategic employment zones and the allocation of a strategic-scale employment allocation north of Longmoor Lane will on its own make any contribution towards reducing health inequalities for the Borough's population.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce	2. Will it improve access to health services?	This potential policy approach would have little, if any, impact on improving an individual's access to local health services. However, the option would not in any way help prejudice the ability to meet the	Neutral 0	

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health inequalities.		objective/question.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	It is unlikely that this potential policy option would have much impact on increasing opportunities for recreational physical activity. Employment sites identified by the policy are recognised for their contribution to the Borough's economy, and with limited scope to reconfigure these locations, opportunities against this objective are minimal. Allocation of a site north of Longmoor Lane potentially has some ability to establish links to the route of the former Derby & Sandiacre Canal – now a multi-user recreational trail, which would offer future workers an opportunity to utilise the route to access the employment facilities and thus help individuals to link a commute with a recreational pursuit.	Neutral 0	
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?	This policy approach would not secure any new forms of open space or improve the quality of open space which currently exists in Erewash solely as a result of identifying strategic employment zones. However, a new strategic employment allocation at land north of Longmoor Lane could help deliver new open space within the extent of the site. How accessible such open space would be is not currently known as whatever asset may be provided as part of a future development could be more orientated towards serving a landscape purpose for the on-site buildings. It may even also exist beyond secure, regulated access, precluding use from the wider general public.	Neutral 0	

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5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	This policy option would not realistically be expected to improve access to local food growing opportunities. Therefore this has been assessed as having no impact on the objective.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	The identification of strategically important employment zones across Erewash is unlikely to have any bearing on influencing any reductions of crime and the fear of crime. The allocation of a strategic employment site at land north of Longmoor Lane will utilise land that is predominantly in agricultural use and is currently open in character. The possible development of employment premises at the site will potentially create facilities that are more of a target for crime (theft, criminal damage etc.) than criminal activity presently across the site, so it is likely that the policy would lead to an increase in crime and the fear of crime.	Minor negative -1	Major negative -2
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The identification of strategic employment zones around Erewash may be able to serve as a basis for existing (or future) occupants to make investments in the modernisation of facilities. Part of which may improve the safety and security of individual premises or wider employment areas more generally. The addition of a range of new employment stock as part of strategic employment allocation at land north of Longmoor Lane provides an opportunity to secure the	Minor negative -1	

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		creation of a safe and secure built environment. Although as stated in Q1, the change from a largely greenfield site in mainly agricultural use to one accommodating a range of employment units will create a location which may, through its urbanising, become a target of criminal (theft of fleet vehicles, equipment, damage to property etc.) and anti-social behaviour.		
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?	This course of policy action is unlikely to have much by way of an impact on the protection and enhancement of cultural assets on the strategic employment zones around Erewash. Most areas likely to be protected by the policy are fairly unexceptional in the diversity of uses – which typically consist of functional, utilitarian industrial premises. A strategic employment allocation at land north of Longmoor Lane would utilise largely open fields used predominantly for agricultural purposes, so there would be no loss of existing cultural assets, but nor would there be any greater reliance upon nearby cultural assets close to the allocation.	Neutral 0	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	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	A combination of allocating strategic employment zones and a strategic allocation site at land north of Longmoor Lane will not improve access to, encourage greater engagement with and residents' satisfaction in community facilities. The presence of employment facilities close to communities is beneficial, but in its own right, this course of policy would not have any direct impact in the stated objective.	Neutral 0	

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within the plan area.				
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?	This is unlikely. The protection of strategic employment zones will first and foremost safeguard identified areas from non-employment uses. It is expected that existing areas of industry will support local facilities with workers using nearby retail, but the lack of space on protected sites limits scope for expansion to the extent that sizeable increases in employees would support, or require, increases in shops or community centres. The addition of employment facilities at an allocation at land north of Longmoor Lane would help provide some support for the limited number of local shops (particular those selling convenience-based goods) within a close distance of the allocation. But the allocation itself would not be expected to act as a catalyst for additional community facilities such as new shops, public houses etc.	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?	It is likely that the provision of a strategic employment allocation at land north of Longmoor Lane will play more of a role in providing for a limited level of the Borough's educational needs than the other element of the policy option which involves allocating strategic employment zones around Erewash. The delivery of new jobs at the employment allocation would be expected to provide jobs for those with varying skills, experience and qualifications, from low-skilled labour to more specialised forms of knowledge – although the limited scope of employment being promoted at this	Minor positive +1	

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		site does temper the level of opportunity.		
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?	An approach which protects strategic employment zones around Erewash will continue to rely on the existing transport infrastructure in place to support the movement of employees and goods/supplies to and from major areas of employment. A strategically-sized employment allocation at land north of Longmoor Lane will certainly give rise to considering the suitability of the current transport infrastructure to serve a site circa 31ha in size. An allocation would be within the vicinity of J25 of M1, so the site would generally benefit from the existing strategic road network infrastructure for its access – although options to connect to the strategic road network are indirect given planned access is from Longmoor Lane and given the site's promotion for warehousing & distribution, this would see HGVs pass through some junctions that are already shown to be operating in excess of 100% capacity. Locally, the land north of Longmoor site is within walking distance of a bus route (Indigo) which links the area to Long Eaton and Nottingham. Whilst frequency already sees services every 20 minutes, the provision of additional services could help employees to access an allocation. There is a clear issue here between how prospective workers would access a place of employment against the sub-optimal manner in which HGVs would access the facilities. Notwithstanding the good level of public transport linkage, the addition of a substantial number of HGVs using non-strategic roads/routes	Minor negative -1	Major negative -3

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		demonstrates that existing transport infrastructure would be insufficient to adequately serve 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.	2. Will it help to develop a transport network that minimises the impact on the environment?	Similarly to the above, it is unlikely that the safeguarding of strategic employment zones around the Borough would help develop a network which minimises impacts on the environment. However, the allocation of a strategic employment site at land north of Longmoor Lane would raise expectations that the local transport network could be enhanced to ensure a) employees could access facilities in a sustainable manner, and b) relevant highway upgrades are made that enables localised traffic to flow effectively, avoiding the creation of congestion worsening localised air quality. The site's promoter has indicated that the preferred employment use are B8/logistics facilities. It is unknown whether such jobs would be aligned well to the skills of the local workforce, although at the large scale promoted, the development would be expected to draw from a much wider employment pool – extending outside the Borough boundaries, suggesting that private car trips would be a significant proportion of how those working on-site would access the facilities. The potential creation of a new facility should embrace any initiatives which help to minimise its impacts to off-set this.	Minor negative -1	
8. Transport To make efficient use of the existing transport	3. Will it reduce journeys undertaken by	The option as a whole will likely give rise to a net increase of trips owing to the potential creation of approximately 31ha of new employment land. Despite	Minor negative -1	

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infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	private car by encouraging alternative modes of transport?	access being available by public transport and future occupants able to explore green travel plans, it is still expected that a proportion of new workers on site will access the land north of Longmoor Lane allocation by private car. However, it will be necessary to show how a sizeable new concentration of logistics-based facilities will influence positive travel behaviour and encourage sustainable travel activity. This will require a coordinated approach which utilises the site's links with local green infrastructure trails (Former Derby & Sandiacre Canal), whilst also being an attractive proposition to local bus operators to increase the frequency of timetables to allow workers from nearby towns and cities to access employment opportunities being created at the allocation. In terms of the other element of this policy option, scope is limited as existing businesses are likely to be outside the remit of a policy which aims to foster more sustainable travel through alternative transport – although a shift to more sustainable travel practices amongst staff may be economically desirable to the individual companies based here.		
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 option would not see any increase in accessibility to existing services and facilities. The safeguarding of strategic employment zones will not in itself achieve this, nor would the provision of a new employment allocation at land north of Longmoor Lane. The objective/question would not be achieved owing to the potential end land-use not enabling those living nearby	Neutral 0	

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services for all and to improve travel choice and accessibility.		to the area likely to be covered by the allocation to either be closer to local services and facilities, or have access enhanced.		
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?	Mixed. The identification of key strategic employment zones continues to make efficient use of brownfield land. The majority of land within such locations is brownfield, so the limited scope for further development – either via estate modification/modernisation of stock, or the modest grow-on expansion that may be possible, will help to continue the maximisation of brownfield land. However, the positive impact of this element of the option is significantly negated by a potential strategic employment allocation at land north of Longmoor Lane. This would incorporate around 31ha of greenfield land located between Breaston and Risley aside the M1, demonstrating poor performance against the objective/question.	Minor negative -1	Major negative -2
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 impact of identifying existing strategic employment zones on biodiversity is limited. The other element of the option which sees the potential allocation of an employment site at land north of Longmoor Lane will arguably have more impact on biodiversity assets and ecological interests. There are no statutory or non-statutory environmental designations at the site of the potential employment location, although the site characteristics with its network of mature hedgerow and occasional hedgerow trees are likely to support wildlife, birds and insects in a more informal manner. The use	Minor negative -1	

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		of this land to provide new employment facilities would therefore have a harmful impact on the continuation of current ecological conditions, particularly as a result of the sizeable scale of site.		
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?	Yes. Whilst identifying strategic employment zones around Erewash wouldn't individually result in any abnormal alterations in the use of energy, the allocation of land to allow for the development of a strategically-sized employment site at land north of Longmoor Lane would undoubtedly lead to additional energy being used to serve the new business premises to be constructed at a possible allocation.	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 policy option of identifying strategic employment zones will not directly improve or impact upon the energy efficiency of new buildings. As other council evidence demonstrates (2018 Erewash Employment Land Survey (EELS)), minimal space exists for the construction of new facilities at virtually all major employment locations throughout the Borough. Only replacement of stock, either small or at a large-scale, will bring about better standards of energy efficiency – and this policy option cannot guarantee individual premise owners will commit to such investment. The development of a large number of new employment premises as part of an allocation north of Longmoor Lane would no doubt result in the delivery of more energy efficient units. The scale of the potential development would add a sizeable number of buildings	Minor positive +1	

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		to those already present in Erewash. As such, an allocation would be contributing to a positive step-change towards creating a more energy efficient stock of employment premises in the Borough.		
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?	At those locations identified by this option, it may prove economically unviable to retrofit technology which would allow businesses to increase their reliance on and use of renewable energy – either as a result of their direct production or by utilising it from other nearby sources. This is due to the aging profile of employment stock at Erewash’s strategic employment zones. However, there is some scope for new business and industrial premises delivered as part of an allocation at land north of Longmoor Lane to support the generation and use of renewable energy – largely due to the sizeable scale of a future development which allows this opportunity to be fully explored as part of a new collection of employment stock. However, the scale of development, albeit large, would not be as great as to overcome the constraints at older, existing employment stock as described above.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	4. Will it support the development of community energy systems?	This is unlikely to be the case at those strategic employment locations allocated around the Borough due to the established relationship they would have with where their energy is sourced from. There could be scope however for an employment allocation at land north of Longmoor Lane to develop and utilise a community energy system providing energy to the	Neutral 0	

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renewable sources.		sizeable number of new employment units and premises on-site. The initial costs of developing and introducing a network could however be costly and possibly impact on the viability of an employment development. No information in regard to this has been provided by the site promoter.		
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?	The majority of existing industrial and business stock on sites likely to be identified as allocations are dated, yet largely operationally sound. It will be down to individual occupants, along with the owners of buildings/units to consider whether their facilities can cope with future climatic changes, resulting in investment decisions being required to commit to retrofitting for building resilience to climate change being a business-by-business matter outside the scope of such a policy approach. The potential construction of a sizeable number of new employment units as part of a land north of Longmoor Lane employment allocation (albeit limited to just B8/logistics uses) will present an opportunity for this element of the Borough's stock to be built to modern construction standards that would be expected to demonstrate better resilience to future alterations in climatic conditions.	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?	It is unlikely that the allocating of existing strategic employment areas in Erewash will lead to any increases of pollution given it only protects the employment uses. Any future development resulting from allocating a strategic employment site at land	Minor negative -1	Minor negative -1

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other types of pollution.		north of Longmoor Lane has some scope to increase pollution levels given it is creating new buildings and generating additional vehicular trips to that destination from employees and HGV movements involved in distribution and logistics uses. However, it is important that both the future construction phases and ongoing existence of the employment facilities when built demonstrate as high an environmental performance as possible.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	Identifying strategic employment zones won't by itself help minimise or mitigate flood risk. The formal recognition of essential business clusters through the Local Plan may however help to make a stronger case for obtaining external funding to finance mitigation/flood defence measures and ease the risks/dangers of flooding to businesses. The impact of allocating a strategic employment allocation at land north of Longmoor Lane is not believed to have any significant impacts on existing flood risk outlines. Data from the most recently produced SFRA covering the Greater Nottingham area shows the area at low risk of flooding with all land located within Flood Zone 1. However, development of a greenfield location, particularly at a substantial scale which incorporates 31ha of largely undeveloped land may impact local drainage conditions and affect ground permeability, raising the importance of soakaway and other sustainable drainage features as part of a controlled discharge of surface water.	Neutral 0	Major negative -3

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12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	The policy option is unlikely to have any impacts on water quality. The identifying of key concentrations of industrial and business uses in Erewash won't by itself help to achieve improvements to water quality. The possible allocation of a strategic employment site at land north of Longmoor Lane wouldn't by itself be expected to improve water quality – but more importantly should not result in any deterioration in water quality standards. The discharge of water from employment areas should occur into the existing, or in the event of development, an improved drainage system, - so wastewaters are extremely unlikely to flow directly off-site into existing watercourses in an unregulated, uncontrolled manner.	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?	This is unlikely. Any steps which concern the conservation of water at strategic employment locations allocated by the policy are more likely to arise from investments leading to the modernisation of individual industrial operations that as a consequence help to use water resources more efficiently. But the policy cannot influence reductions in water usage in isolation, and the allocation of a strategically-sized employment site at land north of Longmoor Lane which would likely involve the construction of several large units premises is inevitably going to result in greater water usage than current volumes. Even if new industrial/business stock is built to advanced building standards which results in a more efficient use of water resources, the supply of water to a larger number of premises will see a notable	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		increase in demand.		
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?	This is unlikely. To reiterate commentary for 12(3) above, matters of modernising to promote water efficiency would be taken on a business-by-business basis in conjunction with any operational/cost requirement to reduce reliance on water resources – helping to benefit economic and environmental conditions. Merely identifying key employment zones around the Borough won't in its own right help with delivering this objective, although the allocation of a strategic employment site at land north of Longmoor Lane would see distribution and logistics warehousing constructed against higher building standards than the vast majority of existing facilities around the Borough. This additional new stock will help promote better water efficiency, but is unlikely to result in wholesale improvements across all employment areas covered by this policy option.	Minor negative -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?	This is unlikely. Discharges from premises located within Erewash's strategic employment zones being identified by this policy approach are likely to be subject to licencing arrangements with the Environment Agency. With the policy identifying zones to protect them from future pressure for non-employment uses, the objective would be outside the scope of what the policy aims to achieve. A strategic employment site at land north of Longmoor Lane would not be expected to result in deterioration of WFD status or any on-site	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		watercourse – particularly as there are no watercourses which pass through the site. A potential allocation would expect to deliver a scheme which carefully controls waste discharges into the existing sewerage system. As such, it is unlikely a future development would utilise any existing watercourses around the periphery of the allocation to discharge wastewater into.		
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?	None of the proposed strategic employment designations, plus the addition of a strategic employment site at land north of Longmoor Lane sit within any of the three main areas associated with SPZs. With all existing employment locations well-established and some inevitably subject to regulatory requirements over industrial discharges as a result of their operations, then it is unlikely any impacts would arise on the water environment as a whole. A new industrial location at land north of Longmoor Lane would necessitate comprehensive drainage infrastructure given the largely undeveloped nature of the site, and whilst discharges would require control, there is uncertainty about how these would connect to the current drainage network.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	1. Will it help protect and improve biodiversity and avoid harm to	A combination of identifying strategic employment zones in Erewash and allocating a new strategic employment allocation at land north of Longmoor Lane has limited scope to improve biodiversity. The character of the existing zones are industrial in nature,	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
levels and protect and enhance Green and Blue Infrastructure and the natural environment.	protected species?	and whilst biodiversity and industry can, and often does co-exist, identifying strategic locations isn't by itself a policy approach which can achieve these objectives around biodiversity gain. However the redevelopment of an employment allocation at land north of Longmoor Lane would utilise a significant amount of greenfield land (31ha). Whilst this land has been in a historic farming use and therefore subject to management that might impact on ground conditions, the comprehensive network of hedgerows and adjacent trees are likely to support the presence of animals, birds and insects within the ecological cycle. The ability for land within the extent of an allocation to continue supporting current levels of biodiversity would be much-reduced with the provision of employment premises. It is unknown whether protected species reside on land north of Longmoor Lane.		
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?	A combination of identifying strategic employment zones in Erewash and allocating a new strategic employment allocation at land north of Longmoor Lane displays limitations in how biodiversity net gains may be potentially achieved. With BNG now a legal requirement, development of land at the potential allocation would be required to support a 10% increase in net biodiversity. Whilst opportunities to deliver gains at the existing employment areas are limited, this is further complicated by the development of new employment stock at land north of Longmoor Lane. The creation of a new facility has some scope to introduce	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		as part of its design conditions throughout an allocated area where biodiversity can co-exist with the various buildings and employment uses. However, the development itself would in all likelihood struggle to demonstrate the sufficient gain necessary to meet emerging requirements around this planning objective. Whilst the allocation itself would find it difficult to deliver net gain due to the likely large-scale distribution buildings typical in logistics/B8 schemes, there is scope to consider how nearby areas can benefit with any gain secured off-site to meet obligations now required by BNG.		
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?	A combined policy approach allocating existing strategic employment sites and allocating a new strategic employment allocation at land north of Longmoor Lane has limited scope to enhance the geological environment. Existing and established employment zones protected by this policy would be expected to continue operating upon the land they are sited upon. The geological conditions in the south of the Borough where the potential strategic allocation is sited are significantly more stable than land around Ilkeston, and information from The Coal Authority show developments in south Erewash would not raise concerns about their structural safety resulting from an unstable geology. As such, any future development at land north of Longmoor Lane would not be expected to enhance geological conditions – but also would not cause harm.	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.	4. Will it maintain and enhance woodland cover and management?	Neither the allocation of existing strategic employment sites nor the allocation of a new strategic employment allocation at land north of Longmoor Lane would have any impact on woodland cover and management owing to an absence of existing coverage. Whilst some trees are found in peripheral locations around the boundaries of the potential allocation, none are covered by preservation orders, or see larger concentrations of trees/plantations, meaning little effect would result against this objective/question.	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?	An approach which seeks to allocate existing areas of strategic employment land would not be expected to provide new open/green space owing to space limitations at the vast majority of these locations. However, an allocation of new employment land north of Longmoor Lane may have some limited scope to incorporate new open/green spaces as part of any future development. As already explained, the appropriate introduction of green space can significantly benefit the setting of a strategic employment facility, offering opportunities for staff and those living in the nearby residential areas to enjoy such assets and encourage biodiversity at locations across the allocation. The role and purpose of any new open/green space could be limited to that which helps provide appropriate landscaping for on-site facilities, so there would be doubt as to how inclusive and useable	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		these areas might be to nearby residential populations (largely in Breaston) – greatly restricting the potential to deliver such assets.		
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?	Neither the allocating of existing employment sites nor the allocating of land north of Longmoor Lane is likely to improve the quality of existing open space. Little, if any, open space can be found at Erewash's existing employment sites other than incidental areas of landscaping and buffers separating facilities from adjacent residential areas. No open space currently exists at the land north of Longmoor Lane site, with the land currently in private ownership with public access restricted to existing Public Rights of Way which extend across the land in a north/south orientation.	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?	The allocation of existing employment sites of a strategic scale will not, not would be expected to, encourage and protect or improve green and/or blue infrastructure networks. The allocation at land north of Longmoor Lane does however offer limited scope to strengthen connections to the nearby former Derby & Sandiacre Canal multi-user recreational trail which runs between the Erewash Canal and Derby. The route broadly passes to the south of where an allocation would extend to. An employment allocation may provide a catalyst, either directly or indirectly, to examine the enhancement of a multi-user trail connecting the potential allocation to the Erewash Canal east of the M1. Any future development of	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		employment facilities at land north of Longmoor Lane would benefit from the establishment of stronger sustainable non-motorised travel links which the enhancement of a section of GI would bring – giving greater choice of access from workers.		
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 identification of strategic employment zones has only a loose connection to respecting and preserving identified landscape character. Much of the stock within these zones are of functional, utilitarian appearance that contributes little towards any identified landscape character. Some zones display an industrialised landscape character, but the protection of these, and other, strategic sites has little bearing by itself on protecting valued landscape. This is recognised by the Derbyshire Landscape Character Assessment identifying these areas as 'Urban'. An allocation at land north of Longmoor Lane would be located within a defined Lowland Village Farmland character type, forming part of a wider Trent Valley Washlands character area. Whilst there is visual evidence that some of the farmland across the site has diversified to the grazing of horses, the network of fields across this land and which are enclosed by a comprehensive network of fields, the land here forms part of a more open area of landscape found between Breaston and Risley. The development of large format logistics buildings across this land would undoubtedly change the character of the current landscape that exists to the north of Breaston, eroding the openness and	Minor negative -1	Major negative -6

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		expanding urban uses out into surrounding countryside.		
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?	Similarly to the commentary immediately above, the allocation of existing areas of strategically important employment would not affect visual amenity other than to largely safeguard the industrial character evident at and around these locations. The possible addition of numerous large-format logistics buildings as part an allocation would fundamentally alter the appearance of land north/north-east of Breaston and affect the visual amenity when approaching the village from the east – particularly along Longmoor Lane itself. Whilst new employment units are constructed to better standards of design than that seen in past decades, the massing of premises would be more visually noticeable than the individual designs of units. Due to the significant change in appearance of open land, the development of an employment area at land north of Longmoor Lane would on balance be detrimental to visual amenity – particularly from those living close to the site on the northern side of Longmoor Lane.	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	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	The policy option looks to protect the employment characteristics of strategic sites around the Borough whilst allocating a large source of new industrial land north of Longmoor Lane. The first element of the option will help manage the continued presence of industry and business in established locations around the Borough. The approach being tested does not have any direct impact on local distinctiveness other than to	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.		preserve a largely industrial character, but its objective to protect areas of employment might indirectly help to maintain the current appearance of these locations. As responses to other questions in this objective demonstrate, the allocation and development of an employment site at land north of Longmoor Lane would bring about significant visual changes in the character of the area. Similarly to most other modern employment areas, these facilities do not generally enhance any existing local distinctiveness – and because the allocation spans greenfield land then a strategically-sized employment facility would not serve to maintain any distinctiveness either. Breaston as a village largely comprises low-density, higher quality housing – particularly noticeable on its eastern fringes. The addition of an employment development directly adjoining Breaston on its north-eastern edge would therefore detract from the overall quality of townscape and settlement character. Whilst HGVs would not be encouraged to route through Breaston village, additional traffic generated by the development might also contribute to a harming of character throughout the wider village.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	As a policy option, it's unlikely that the protection of strategic employment sites will by itself conserve or enhance the interrelationship between the landscape and the built environment. As explained at 14(3), the policy intends to protect important areas of employment. This should safeguard the overall	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
setting and enhancing the place through good design.		industrial character of such areas, but it is expected that as time progresses, older stock may be subject to modernisation or replacement – both of which are not an integral element of part of this option. An employment allocation at land north of Longmoor Lane would in all likelihood not conserve or enhance the interrelationship. Previous answers elsewhere within 14 have stressed the largely unexceptional appearance of modern business and industrial premises. Therefore as the allocation would be centred on open land between Breaston, the M1 and A52, then a new employment facility would have to be designed to an exceptionally high standard to enhance its relationship to the wider natural landscape (which incidentally would largely be lost to the north-east of Breaston) and built environment – including low density, high quality housing and a nearby cemetery south of Longmoor Lane.		
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 split in focus of this option between safeguarding existing employment sites of strategic importance and the allocation of new land to meet employment needs makes commentary regarding this element of the SA objective slightly complex due to often contrasting conditions. In terms of the safeguarding of existing areas of employment, few, if any of the buildings within these largely functional estates demonstrate any significance to the historic environment or designated/non-designated heritage assets and settings. Council records and mapping identify the	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		presence of a Local Building of Interest on the site in the form of Wilsthorpe Lodge, located on the eastern edge of the site. It is unclear from submitted materials from the promoter whether the Lodge would remain post-development – but the construction of several large-format buildings across the site would prove to be extremely harmful for the setting of the heritage asset if retained. The allocation would extend the built-form of Breaston, a village with a conservation area at its centre, northwards. The Conservation Area however is around 1km south-west of the allocation's location.		
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?	A combination of allocating existing strategic areas of employment and the allocation of a new employment site at land north of Longmoor Lane would not strongly impact on this objective. The first element of the option would help to retain the general business and industrial character of areas covered by such a policy. As previously discussed, many areas of strategic employment importance in Erewash are rather nondescript in their appearance, contributing to a functional scale of distinctiveness. An allocation for new employment site at land north of Longmoor Lane would be at a location between the current north-east edge of Breaston village, the M1 motorway and the A52. The eastern edge of Breaston's built-up area sees relatively low density housing set in spacious surrounds. Any future development would need to respect the adjoining low-density residential area which could potentially be achieved with an appropriate buffer and landscaping.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		The general landscape east of Breaston is influenced by the adjacent M1 motorway and the Long Eaton urban area beyond, although the land does contribute to the setting of the village providing openness between Breaston and Risley which would largely be lost in the event of new employment development, impacting on the local character and distinctiveness of landscape character generally north of Longmoor Lane.		
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?	The policy option is unlikely to achieve this in respect to the allocation of existing strategic areas of employment. As described elsewhere within this assessment, the overall lack of heritage assets in relation to the potential allocation (notwithstanding Wilsthorpe Lodge) makes it difficult for development to provide better opportunities for people to access and understand local heritage and to participate in cultural activities.	Neutral 0	
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 above at Q3, it is unlikely that this policy option would protect or improve access and enjoyment of the historic environment. As explained elsewhere within SA15, many of the existing strategic employment areas demonstrate only weak links to the historic environment. Therefore a policy would not be expected to address this owing to the absence of heritage assets either on or around these locations. An allocation at land north of Longmoor Lane would not be expected to protect or improve access and enjoyment of the historic environment due to the relative absence of nearby heritage assets and designations in the wider area.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	Unlikely. Whilst it is acknowledged that the archaeological environment is diverse and assets can routinely be uncovered through development/redevelopment of land, the more modern industrial characteristics of the areas the policy option would apply to would not be expected to have any link to a need to conserve and enhance the archaeological environment. Archaeological conditions at land north of Longmoor Lane are unknown, although records show no scheduled ancient monuments, nor does the land fall within an archaeological alert zone.	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 identification of strategic employment zones will have little, if any, impact on the use/reduction of raw materials. The use and consumption of raw materials will be a matter for each individual business located within the extent of the identified areas. Allocating a strategic employment site at land north of Longmoor Lane will likely add to the consumption of raw materials, although it would be expected that future building stock would be constructed in such a way as to minimise their usage.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the	2. Will it promote the use of sustainable design, materials and construction	This will be of limited relevance at existing employment sites covered by this policy option as the primary purpose will be to protect employment uses. Such decisions to invest in sustainable design, materials and construction techniques would only be relevant where	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.	techniques?	comprehensive modernisation/replacement of stock was set to occur. However, an employment allocation at land north of Longmoor Lane and the possible subsequent provision of new warehousing and logistics stock can play a positive role in promoting better design and construction standards given the notable area an allocation would cover (approximately 31ha). In the event of an allocation, the construction of a notable number of new units would, if carried out to higher standards, help to diversify employment premises in Erewash.		
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?	The option which allocates existing employment sites across Erewash would not have any impact on the amount of waste produced as it is expected that this would maintain broadly the same number of businesses in the Borough. Allocating a large amount of employment land north of Longmoor Lane would typically result in the construction of a number of large-format buildings typical of warehousing at strategic scale. Even if each individual future occupants planned to use minimal waste as a result of their activities and operations, the concentration of new activity at an allocated site would see a substantial amount of additional waste produced.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the	4. Will it reduce hazardous waste?	This issue would fall outside the scope of the policy option insofar as existing employment areas are concerned. The handling of hazardous waste is normally carried out under operating licence	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.		arrangements with relevant bodies, but decisions on the amount of hazardous waste resulting from industrial processes is a matter for individual businesses rather than something a policy to safeguard strategic employment sites can address. An allocation at land north of Longmoor Lane would accommodate a notable number of occupants and in turn, could see a rise in hazardous waste generated. This would be less likely in the event of development comprising only logistics and distribution-based uses resulting in limited, if any, activity against this objective.		
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?	No strategic employment area in Erewash will threaten the protection of best and most versatile land given all employment sites currently exist and are located away from areas of BMV agricultural land. The land north of Longmoor Lane potential allocation is situated on land which is classified as Grade 3 agricultural land – rated as Good to Moderate. A lack of detail mapping available means assessment cannot distinguish between Good (Grade 3a) and Moderate (Grade 3b) land, resulting in uncertainty in knowing whether the land is BMV. However, notwithstanding uncertainty over the grading, the site at 31ha represents a substantial area of agricultural land around Sandboro Fields Farm, and its loss would represent a notable loss of the Borough's farmland.	Major negative -2	
16. Natural Resources and Waste	6. Will it prevent the loss of	No. Whilst the protection of existing strategic employment sites would not see any loss of greenfield	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.	greenfield land to development?	land to development, this would not be the case by allocating a new strategic employment site at land north of Longmoor Lane. Development at this location would see the loss of around 31ha of greenfield land - a significant loss.	-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?	None of the four potential strategic allocations plus the development of employment uses at land north of Longmoor Lane would impact on the ability to obtain minerals by prejudicing a Minerals Plan policy. Three of the four proposed employment allocations are located within an area of the Borough where coal resources are capable of being extracted by surface mining methods (open cast). However, with all three of the Ilkeston sites well-established sources of employment, it is unlikely that these represent viable locations in which to commence extraction operations. The site north of Longmoor Lane sits outside the Coal Mining Reporting Area and therefore it is assumed little, if any, potential exists to exploit coal/mineral reserves which may be present.	Neutral 0	