

Site: CSR-0003 East of Breaston

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 54 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing</p>	<p>4. Will it reduce the number of</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose'</p>	<p>Neutral 0</p>	

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stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	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 does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.		
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 nearby settlements including Breaston rather than enhanced 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	Neutral 0	Neutral 0

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		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.		
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. Although the site falls within agricultural land classification 2, it is not currently used for growing crops, instead used for equestrian activity with associated grazing so its development would not directly impact on this element of rural productivity. That being said, the loss of such uses would result in other loss of rural productivity but to such a minor scale given the limited size of the site that tangible negative impacts are not expected.	Neutral 0	
3. Economic Structure and Innovation	1. Will it provide land and buildings of a	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0

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To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	type required by businesses?			
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	4. Will it encourage graduates to live	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted	Neutral 0	

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To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	and work within the Plan area?	supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.		
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. This would include Long Eaton Town Centre. Breaston is considered to be a key settlement providing a wide range of retail and service facilities within it – these facts have influenced the current policy desire to allocate Village Centre status to its central core. Maintaining the vitality and viability of settlement centres such as Breaston which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it.	Minor positive +1	Minor positive +1

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		Conversely, and for the avoidance of doubt, such an effect would be less pronounced for sites adjacent to much smaller settlements which do not have a significant retail or service centre to sustain.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	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 permeability. The former Derby and Sandiacre Canal to the north of the site would itself require accessing via a separate walk from the site and so doesn't represent direct connectivity. As such, new population from the site will be reliant on services and facilities provided by Breaston to the west. As a result of Breaston centre being within 1km of the site and its scale and range of facilities provided, an increased proportion of the population within the plan area will be able to reasonably access such facilities through active means (walking and cycling) thus promoting healthier lifestyles. It is unlikely the site is of a scale to provide its own green spaces network but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public. The site is separated enough from the M1 that noise and air pollution are considered to be surmountable so as to not effect key health markers.	Neutral 0	Minor negative -1

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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 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 <i>improving</i> accessibility to such services beyond options already present.	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?	Notwithstanding the presence of nearby existing green infrastructure provision (such as the former Derby & Sandiacre Canal), the sites location near to this asset would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.	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?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be	Neutral 0	

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		<p>incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>5. Will it improve access to local food growing opportunities?</p>	<p>Whilst the site is classified as arable and of good ALC quality, it is currently in use for equestrian activities and associated grazing and its loss would not directly remove an existing food growing resource. The fact that the site in theory could relatively easily be turned into land to accommodate food growing means its development would have a minor negative effect on this criteria question.</p>	<p>Minor negative -1</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>1. Will it reduce crime and the fear of crime?</p>	<p>Although relatively limited in scale, delivery of around 54 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>

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<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The land upon which this site would be delivered 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 an 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.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population nearby to the Nottingham conurbation and Breaston 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - impetus for such enhancements.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

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<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>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 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 general permeability in the context of a less extensive offer 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.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.</p>	<p>Neutral 0</p>	
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	

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and to close the gap between the most deprived areas within the plan area.				
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>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 – though given the scale this would likely be minor. The potential for improving connectivity between the site and the nearby 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.</p> <p>However, the location and extent of site does mean that a new population is more likely to focus westwards towards Breaston centre which does provide more obvious sustainable walking routes than travelling eastwards toward the conurbation would as a result of the M1 motorway. This expected bias in favour of accessing Breaston means the population is likely to make more use of existing infrastructure associated with sustainable forms of movement which would be less likely in an</p>	<p>Neutral 0</p>	<p>Minor negative -1</p>

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		eastward's direction due to the presence of the M1.		
<p>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.</p>	2. Will it help to develop a transport network that minimises the impact on the environment?	<p>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. Access to the conurbation via sustainable means will be limited given the presence of the M1 motorway and severance effect. Those travelling to the conurbation will likely be encouraged to make use of the car rather than alternative sustainable forms of transport. Although the offer within Breaston is obviously more limited than the conurbation, the relatively integrated location of the site adjacent to Breaston means the population is likely to have a western focussed bias (towards Breaston). The availability of, in particular, walking routes into Breaston means the population of this site are more likely to make regular travel via sustainable means and, thus, favour development of a transport network which has minimal impact on the environment. The fact that the site is very limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside.</p>	Neutral 0	
<p>8. Transport To make efficient use of the existing transport</p>	3. Will it reduce journeys undertaken by	The location of the site adjacent to Breaston and nearby to the Nottingham conurbation would enable access to existing facilities particularly in	Minor negative -1	

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<p>infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>private car by encouraging alternative modes of transport?</p>	<p>Breaston, and to a more limited extent those provided by the conurbation. Access to the conurbation via sustainable means will be limited given the presence of the M1 motorway and severance effect. Those travelling to the conurbation will likely be encouraged to make use of the car rather than alternative sustainable forms of transport. Although the offer within Breaston is obviously more limited than the conurbation, the relatively integrated location of the site adjacent to Breaston means the population is likely to have a western focussed bias (towards Breaston). The availability of, in particular, walking routes into Breaston means the population of this site are more likely to make regular travel via sustainable means rather than private car. Although this option would not actively reduce car journeys, it's very limited scale means the opposite effect would also be minimal but nonetheless negative.</p>		
<p>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</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>The site is unlikely to provide any additional facilities due to its limited scale. 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 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</p>	<p>Neutral 0</p>	

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accessibility.		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. Due to the site's scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	Neutral 0
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, but the site is currently used for equine purposes and this reduces the likelihood of it supporting higher levels of biodiversity due to the managed and intensified nature of the land's usage. There are very few habitat features across the site (such as hedgerows) – and the eastern boundary which is established tree and hedgerows could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to positively minimise impact on biodiversity interests of the land for the reasons considered above.	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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 54 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		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 contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 that can be supplied back to energy networks. However, more detailed masterplanning will be required to understand the level of potential.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	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,	Neutral 0	

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renewable sources.		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.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes that might potentially be 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (54 dwellings) severely limits the	Minor negative -1	Minor negative -1

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of pollution.		extent of this effect though it is still a negative one.		
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 wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Minor positive +1
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. 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 consequence of SGA31 being at a lower elevation, are extremely slim and thus any negative effects on this part of the water cycle unlikely. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.	Neutral 0	
12. Flooding and Water Quality	3. Will it conserve water?	Development of this site is unlikely to assist with the conservation of water given the demand arising	Minor negative	

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To minimise the risk of flooding and to conserve and improve water quality.		from every domestic property. Development would not therefore help to conserve water in any way and would see a net increase in localised usage. The limiting factor here is the relative minor scale of development – at 54 dwellings a development of this scale would have a more limited impact than a larger alternative.	-1	
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 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) makes it extremely unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.	Neutral 0	

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<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current equine use of the site is also less likely to propagate high value biodiversity within it. Only a single hedge and tree line is present within the site – external boundaries including the mature hedge and tree line along the eastern boundary could be retained. As such potential impact on important biodiversity features such as these as a result of site redevelopment is minimal. These considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>

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<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>A small site adds difficulty to securing on site gains due to the lack of flexibility in area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along the west boundary of the site which could be retained as part of a masterplan as the site does not extend beyond this. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.</p>	<p>Minor negative -1</p>	

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<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>With the site relatively small at only 2.7 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. As considered at 5(4), the site is unlikely to provide open space due to its size, but incidental green space would likely be integrated with development and even these would represent new green space assets accessible to the public and new residents but to a very minor extent.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?</p>	<p>The site is close by to the former Derby & Sandiacre Canal and access to it will likely be taken directly from Longmoor Lane which is adjacent. This now forms the basis for a multi-user recreational trail which is also a public right of way. Development of this site 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.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. Landscape features such as the presence of hedgerow trees particularly at its eastern boundary help to link the site to its described landscape characteristics, However, the site is nestled within the visual extent of Breaston, encompassed by urban form directly to its north and south and so is not a critical element of preserving the wider landscape character and provides very limited contribution to it thus would not negatively impact on preservation of the wider landscape character area.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>Development at this location would not have a noticeable impact on wider views and visual amenity around the eastern edge of Breaston village. The site is visually nestled within the eastern extent of Breaston with built form present directly to its north and south. Development of the site would not therefore represent an incursion on wider landscape visual amenity.</p>	<p>Neutral 0</p>	
<p>14. Landscape and Built Environment</p>	<p>3. Will it maintain and/or</p>	<p>Without detailed design and layout proposals for a development at this location, it is difficult to</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	enhance the local distinctiveness of the townscape or settlement character?	ascertain the relationship a new development would have on local distinctiveness. Existing residential development on the east side of Breaston is low density and 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. In effect the site has every opportunity to maintain and potentially enhance settlement character, but this is an unknown at this point.		
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?	The site has the potential to conserve the interrelationship given its location nestled amongst existing built form and its limited extent which retains a large area of open landscape to the east between it and the M1 motorway.	Neutral 0	
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	The site has little by way of association with any on or immediately off-site heritage assets with no statutory or non-statutory designations 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. The limited scale of development means that traffic generated from the site will be minimal and thus	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	settings?	any such effect would be insignificant when compared with a larger site.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage – 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 would also be in close proximity 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	4. Will it protect or improve access and enjoyment of the	Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus,	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	historic environment?	access) through Breaston's Conservation Area, its limited scale is such that this effect would be minimal. In any case, an increased interaction of vehicles with the historic environment might result in negative effect which cancels out any potential benefit.		
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 consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Minor negative -1	Major negative -4
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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		reduce its 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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 falls within ALC Grade 2. This does mean that, despite the land not being used for the growing of crops currently, it has the potential to do so and is amongst the most versatile land available. The limited scale of the site minimises any negative impact on this issue.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 the site. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	

Site: CSR-0004 Land bordering St. Wilfrid's Rd and High Lane Central

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>Delivery of 600 homes on this site would be expected to deliver some level of increased diversity in housing stock across the rural fringe area of the Borough. The ability to deliver affordable housing in an area where house prices are generally high is likely to make a positive impact in increasing the affordability of residential stock.</p>	<p>Major positive +2</p>	<p>Major positive +3</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 a site of this scale would be likely to provide a short term boost to employment opportunities locally.	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 the site would result in the loss of a large area of greenfield land, used for grazing. Although the loss of such uses would result in some loss of rural productivity, the site is not currently used for growing crops, and even if it were, the site is classed as ALC grade 4 land, and so is of poor quality.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The size of the site does not lend itself to being a mixed use site. It is therefore not expected that any land will be provided for buildings of a type required by business on this site.	Neutral 0	Neutral 0

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 retail and service facilities in West Hallam Village Centre. The site would not be expected to accommodate retail provision, due to its scale and associated viability constraints, unless specified in a masterplan. This would therefore provide significant direct additional expenditure capacity to West Hallam and maintain and expand its vitality.	Major positive +2	Major positive +2
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	New homes will add to the improved quality homes with regards to insulation and other requirements to the borough stock. It is expected that homes provided will offer a degree of type, size and accessibility to meet diverse health needs of potential new population. This will be addressed at application	Minor positive +1	Major positive +4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		stage. 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 publicly available and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site. West Hallam Village Centre is situated approximately 850m from the site, and so is within so within good walking and cycling distance, encouraging new population to engage with more active lifestyles, in relation to accessing essential services.		
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 to the site are at West Hallam village centre, which is within walking distance of the site. Location of the site would mean that new population has good access to existing health facilities.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site will be required to make provision for new open space. 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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		A PROW runs across the site, and link to wider recreational opportunities to the east of the site including playing fields and Local Nature Reserves. Nearby PROWS provide access to other areas of the emerging GI network. This would provide opportunity for recreational physical activity for a new population on site, however, does not represent an increase on current offer.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	A development of 600 homes would be expected to provide a generous proportion of open and green space across the site. With the land currently privately owned, a strategically-sized housing development should provide a variety of new spaces arranged in a coherent network to help with the recreational and amenity needs of potential future residents which would represent a net gain in open space provision. Given the absence of existing publicly accessible open space within the site at present, opportunities to enhance the quality of existing open spaces are unlikely to arise.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is classified arable and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities however the land is classified as 'poor' in agricultural classification terms, and this mitigates the negative effect.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of this site would result in significant urbanising of rural land and convergence of a large additional population in the locality. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity presented through development to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land in this case.	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. However, delivery of the site would introduce an expanded built environment with new additional risks and hazards. Notwithstanding that new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such delivery of the site would result in a net-negative effect on levels of safety and security concerns associated with the built environment.	Minor negative -1	
7. Social Inclusion To promote and support the development and growth of social capital	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 nearby (though not directly connected) to the conurbation means that existing	Minor positive +1	Minor positive +1

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.		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.		
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?	Development of the site would result in a notable increase in population adjacent to West Hallam. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within wider area. The extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.	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.	3. Will it increase the number of facilities e.g. shops, community centres?	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this however development of the site would not put at risk any existing facilities either.	Neutral 0	
7. Social Inclusion To promote and support	4. Will it provide for the educational	The site would not be of the scale required to provide a new school, however it would be expected to make	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	needs of the population?	sufficient contribution to the existing educational 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 new population making use of existing transport in the vicinity. Given the scale of development proposed, the existing network would unlikely be enhanced as a direct result of development aside from upgrades required to accommodate the development itself. The location of the site means a significant uplift in traffic will result on relatively minor rural roads in the vicinity.	Minor negative -1	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.	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site adjacent to West Hallam will enable access to basic services and facilities via walking and cycling. Services are limited in West Hallam. A more comprehensive range of services would be provided in Ilkeston. An hourly bus service operates to Ilkeston from the site, however new population is likely to favour the convenience of the private car.	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 West Hallam would enable access to existing facilities. The availability of, in particular, walking routes into West Hallam means the population of this site are more likely to make regular travel to access basic services via sustainable means rather than private car. On the other hand, services are limited in West Hallam, and new residents are likely to be encouraged to access jobs and a wider range of services in larger urban areas such as Ilkeston, and the Nottingham conurbation, via car.	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 unlikely to provide any additional facilities, however, due to the site's location adjacent to West Hallam, an increased proportion of the borough population would have good access to essential services and facilities, including health facilities.	Minor positive +1	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site is exclusively greenfield in its classification, so development would not make efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of	2. Will it minimise impact on the	Much, if not all, of the land within the site boundaries is in agricultural use which generally doesn't support	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
brownfield land and recognise biodiversity value where appropriate.	biodiversity interests of land?	higher levels of biodiversity due to intensive land management levels. However, there are lengthy sections of hedgerow across the site which support bird species. A large area of woodland is also located in the west of the site, and unless retention is specified in a masterplan there is a risk that this would be lost or reduced significantly if the site were developed. Development would inevitably displace hedgerow and hedgerow trees on the site, leading to harm of habitats currently in place across the site. As a larger site, there is however capacity for on-site BNG. BNG is required nonetheless, which mitigates the negative impacts.	-1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A sizeable development scheme consisting of around 600 homes would inevitably result in additional energy use owing to the land's undeveloped, greenfield status which sees only trace amounts of energy required.	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-	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of such a large number of new homes would make a notable contribution to the energy efficiency of building stock within the plan area. The proposed development size would see the addition of around 1% of the current number of dwellings in Erewash, and it would be expected that each new property would be constructed to higher	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		levels of energy efficiency in line with national 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?	Whilst major development sites of this scale have the potential to support the generation and use of renewable energy because of the relatively high scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can supply energy back to networks. However, masterplanning will be required to understand the level of potential.	Neutral 0	
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?	Development of significantly sized schemes comprising several hundred new homes do offer much greater opportunities to explore the practicalities of introducing community energy systems where the potential of scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the implementation of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>Homes that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of sizeable stock at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>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.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>12. Flooding and Water Quality To minimise the risk of</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk.</p>	<p>Minor positive +1</p>	<p>Major negative -2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
flooding and to conserve and improve water quality.		A minor watercourse (West Hallam Stream) can be found in a small section of the site to the far south. Development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. Suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.		
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. A minor watercourse (drain) is located in the far south of the site and could potentially be affected by runoff, especially as the topography of the land falls away to the south. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.	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 site consisting of several hundred new homes is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Despite improvements in water efficiency, development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.	Major negative -2	

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.	4. Will it improve or help to promote water efficiency?	The construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and technology relative to existing housing stock within the borough.	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?	As discussed at 12 (2), a minor watercourse (drain) is located on-site and could potentially be affected by runoff, especially as the topography of the land falls away to the south. This poses a risk to Water Framework Directive status.	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	1. Will it help protect and improve biodiversity and avoid harm to protected species?	The site has no recorded statutory or non-statutory designations spanning any part of land within its boundaries. The nearest area of identified biodiversity is the West Hallam Stream ER074 Local Wildlife Site situated on the opposite side of a PROW. Despite the absence of recorded biodiversity	Minor negative -1	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.		assets, it is expected that the site would support ecological networks given the presence of hedgerow and hedgerow trees across the site. However, there are lengthy sections of hedgerow across the site which support bird species. A large area of woodland is also located in the west of the site, and unless retention is specified in a masterplan there is a risk that this would be lost or reduced significantly if the site were developed. Development would inevitably displace hedgerow and hedgerow trees on the site, leading to harm of habitats currently in place across the site. Whilst further survey would be required to understand if protected species are resident or visit the site, it is likely that development of site would lead to the removal of some habitat. However, requirements around BNG limits negative effects on this criteria question with regards to this site specifically.		
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?	It is likely that the site itself would be able to accommodate net gain as required under BNG regulations (as opposed to off-site) given its scale and range of opportunities within and around it.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. There is a large dense area of woodland in the west of the site. Development of the site would likely lead to loss, or significant reduction of this woodland in order to be viable. There are also a significant number of hedgerow trees that follow hedgerows across the site. It is likely that as with most housing developments, the network of hedgerows would be impacted in order to establish internalised highway layout. There is the potential throughout the site to replant or provide new pockets of woodland and implement a management programme for its care, however the loss or reduction of this area of woodland would be make it difficult to provided woodland cover in the same terms.</p>	<p>Major negative -2</p>	
<p>13. Natural Environment,</p>	<p>5. Will it provide new open space or</p>	<p>A development of 600 homes would be expected to provide a generous proportion of open and green</p>	<p>Minor positive</p>	

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.	green space?	space across the site. With the land currently privately owned, a strategically-sized housing development should provide a variety of new spaces arranged in a coherent network to help with the recreational and amenity needs of potential future residents, whilst also helping deliver a high quality built and semi-natural environment.	+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 the land across the site is private, and fulfils an agricultural purpose. As such, there is no existing open space so there are no open/green space assets to enhance.	Neutral 0	
13. Natural Environment, Biodiversity, Green & 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 east of the site is close by to a network of Local Nature Reserves and the Nutbrook Trails. Access to these GI assets will likely be taken directly from across High Lane East, which is adjacent to the site. Development of this site could therefore establish strong links to the Green Infrastructure network. although this may be limited by the presence of a road between them. PROWs also help connect an area of emerging GI to the site to the north. A development of the scale possible at this site presents an opportunity to incorporate substantial	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		elements of new and/or improved blue and green infrastructure such through integration of BNG with the existing minor waterways and PROW which cross 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.	1. Does it respect or preserve identified landscape character?	The site is located within the South Yorkshire, Notts and Derbyshire Coalfield character area, and more specifically, forms part of the Coalfield Village Farmlands landscape type. This typically sees gently undulating land, pasture and localised arable cropping, relict ancient semi-natural woodland and dense watercourse trees and scattered hedgerow trees. The site shows conformity with several of these landscape characteristics. While development would be attached to West Hallam, it would involve significant expansion into the open countryside, and new development would see a substantial negative impact on the identified landscape character.	Major negative -2	Major negative -6
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?	Due to the topography of the site and the wider area, which affords wide ranging views to the area, development of the site would likely have a significant negative impact on visual amenity. Due to these factors and the scale of the site, effective enclosure would not be possible.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>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. Any future housing at this location would be expected to maintain the general pattern and layout evident in those areas situated adjacent to the site.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>New development would be attached to West Hallam on the western site boundary and existing properties along High Lane on the northern boundary. However, while large areas of open countryside would remain to the south of the site, the site is of a scale that new development would remove a large area of open landscape and have a largely negative impact on the interrelationship between landscape and built environment. Due to the nature of the topography of the site and wider area which affords excellent views, as well as the scale of the site, the site would be difficult to enclose and mitigate negative impacts on the criteria question.</p>	<p>Major negative -2</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated</p>	<p>Statutory and non-statutory heritage assets are located just off-site. The listed Kiln of former Peak Pottery is located approximately 70m west of the site. While this is close to the site, an existing line of properties may act as a buffer between the asset and new development, mitigating negative effects on its</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	heritage assets and their settings?	setting. There are also a number of local interest list assets along the site boundaries. Development of the site would not to significant impact on these assets and their settings. West Hallam Conservation Area is located approx. 500m south west of the site, however due to the distance, development is unlikely to have any impact on the CA.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	The site would have a significant negative impact on existing landscape character given its siting and extent, as discussed above. Development of the site would not be expected to have a significant impact on townscape character however, as the majority of existing development in West Hallam does not have special character. West Hallam CA can be considered a distance from the site that impact here would be none.	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 –particularly in view of the site's close proximity the West Hallam Conservation Area and proximity to other heritage assets. West Hallam has a limited range of cultural activities owing to its size.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide	4. Will it protect or improve access and enjoyment of	Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
better opportunities for people to enjoy culture and heritage.	the historic environment?			
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 mainly consist of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Minor negative -1	Major negative -5
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic and non-domestic buildings given the scale of new development possible.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans an expanse of poor-quality farmland as assessed and presented by the agricultural land classification. This means any development would not result in the loss of the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	7. Will it sterilise mineral resources?	The entire site sits within a Coal Authority Risk Areas. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.	Neutral 0	

Site: CSR-0004a Land at Junction of St. Wilfrid's Rd and High Lane Central (a)

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 26 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary, but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including West Hallam rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
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. The site falls within Agricultural Land Classification grade 4. The site is therefore limited in quality and potential for agriculture. The site is currently used for grazing. Whilst there would be a loss of this rural use, the operation is of a such a limited scale that its loss would be negligible in the context of this criteria question.	Neutral 0	
3. Economic Structure and Innovation To provide the physical	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
conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area 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, particularly in light of the relatively limited number of new dwellings this site would accommodate.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Development of this site would result in additional population that would be reliant on the use of existing nearby retail and service facilities in West Hallam Village Centre. The site would not be expected to accommodate retail provision, due to its scale and associated viability constraints. This would therefore provide significant direct additional expenditure capacity to West Hallam and maintain and expand its</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		vitality. The very limited scale of the site would limit the positive effects of this.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	New homes will add to the improved quality homes with regards to insulation and other requirements to the borough stock. It is expected that homes provided will offer a degree of type, size and accessibility to meet diverse health needs of potential new population. This will be addressed at application stage. West Hallam Village Centre is situated approximately 850m from the site and so is within so within good walking and cycling distance, encouraging new population to engage with more active lifestyles, in relation to accessing essential services. It is unlikely the site is of a scale to provide its own green spaces network.	Minor positive +1	Major positive +2
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 to the site are at West Hallam village centre, which is within walking distance of the site. Location of the site would mean that new population has good access to existing health facilities.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	Notwithstanding the presence of an emerging GI network nearby to the site, the sites location near to this asset would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is classified as arable and grade 4 (poor) quality. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.	Neutral 0	
6. Community Safety To improve community	1. Will it reduce crime and the fear	Although relatively limited in scale, delivery of around 26 dwellings at this location would result in the	Minor negative	Major negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safety, reduce crime and the fear of crime.	of crime?	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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	-1	-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 an 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	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 West Hallam 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	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
most deprived areas within the plan area.		in the population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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?	Delivery of this site would result in a small increase in population attached to West Hallam. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	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.	3. Will it increase the number of facilities e.g. shops, community centres?	The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social	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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
inclusion and to close the gap between the most deprived areas within the plan area.				
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population making use of existing transport infrastructure present in West Hallam. 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 – though given the scale this would likely be minor. The site’s location within 1km of West Hallam village centre would allow for regular travel by more sustainable means of travel rather than relying solely on use of the private car, although accessing a more comprehensive range of services in Ilkeston would require use of a car for most residents.	Neutral 0	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.	2. Will it help to develop a transport network that minimises the impact on the environment?	The site is unlikely to be responsible for delivery of specific transport enhancements, however the site’s location attached to a settlement provides good access to services and facilities and means that day to day journeys could be undertaken through sustainable means, to the benefit of the environment. Access to a wider range of services in larger urban areas such as Ilkeston would however likely require access to a private car, and increase car journeys slightly, which would not minimize harm to the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		environment. The fact that the site is very limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside.		
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 attached to West Hallam would enable access to existing facilities within West Hallam through sustainable forms of travel. On the other hand, Ilkeston and larger urban areas offering a wider range of services and jobs such would most likely be accessed by car. Although this option would not actively reduce car journeys, its very limited scale means the opposite effect would also be minimal but nonetheless negative.	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 unlikely to provide any additional facilities due to its limited scale. Development would however be attached to a key settlement which provides access to essential services and facilities to a slightly increased proportion of the borough population. A wider range of services would however require further travel likely through private vehicular travel.	Neutral 0	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity	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. Due to the sites scale and siting, its negative impact through use of greenfield land is	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
value where appropriate.		limited.		
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, but the site is currently used for agricultural purposes as permanent grassland, and this reduces the likelihood of it supporting higher levels of biodiversity due to the managed and intensified nature of the land's usage. There are no notable habitat features across the site (such as hedgerows) – and the site boundaries which are established tree and hedgerows could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to positively minimise impact on biodiversity interests of the land for the reasons considered above.	Neutral 0	
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 26 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an 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 small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
resource, reducing dependency on non-renewable sources.				
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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	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	5. Will it ensure that buildings are able to deal with future changes in	Homes that might potentially be 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	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?	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 new homes at this location would give rise to a notable number 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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (26 dwellings) severely limits the extent of this effect though it is still a negative one.	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 is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>2. Will it improve water quality?</p>	<p>Development of the site would be unlikely to improve water quality within the wider water cycle. It is located some distance from the nearest watercourse (natural drains, approx. 350m south of the site), and it would be anticipated that the large area of woodland, south of the site would contribute to reducing harmful runoff. Therefore, the prospects of any surface water run-off flowing down towards watercourses are extremely slim and thus any negative effects on this part of the water cycle unlikely. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>3. Will it conserve water?</p>	<p>Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 26 dwellings a development of this scale would have a more limited impact than a larger alternative.</p>	<p>Minor negative -1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>As discussed at 12(2), the distance between the site and nearby watercourses (there are none on-site) makes it extremely unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current agricultural use of the site is also less likely to propagate high value biodiversity within it. There are no notable habitat features present within the site – site boundaries which include mature hedge and trees could be retained. As such potential impact on important biodiversity features such as these as a result of site redevelopment is minimal. These</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	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.	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.	Neutral 0	
13. Natural Environment, Biodiversity, Green &	4. Will it maintain and enhance woodland cover	Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along the northern site boundary	Minor negative -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.	and management?	which could be retained as part of a masterplan as the site does not extend beyond this. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.		
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?	With the site relatively small at only 1.3 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?</p>	<p>The site is in close proximity to PROWS which link to emerging GI network which connects to the Nutbrook Trail. Additional population within the area is theoretically likely to aid in some very minor increasing usage and thus ensuring its protection and enhancement in the long term of the network.</p>	<p>Minor positive +1</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape character,</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The site is located within the South Yorkshire, Notts and Derbyshire Coalfield character area, and more specifically, forms part of the Coalfield Village Farmlands landscape type. This typically sees gently undulating land, pasture and localised arable</p>	<p>Neutral 0</p>	<p>Major negative -2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including heritage and its setting and enhancing the place through good design.		cropping, relict ancient semi-natural woodland and dense watercourse trees and scattered hedgerow trees. The site shows conformity with some of these landscape characteristics. The limited scale of potential development of the site, and its siting as attached to West Hallam, would mitigate negative impacts on identified landscape character.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development of this site would have small impact on wider views owing to the topography of the site, and surrounding land. Existing vegetation along the northern boundary of the site would offer some good screening of the site, however other site boundaries would not offer good level of enclosure, as low-level hedgerows. The limited scale of the site, and its siting adjacent to West Hallam, limits the negative impacts on visual amenity.	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?	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. 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. In effect the site has every opportunity to maintain and potentially enhance settlement character, but this is an unknown at this point.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>Development would form a natural extension of West Hallam with the main built form to the west, and existing properties to the south and east of the site. A large area of open countryside is retained to the east. Development would be largely screened well by existing vegetation when viewed southwards from the northern boundary. Although other site boundaries would not offer as good a level of enclosure due to the low-level hedgerows.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>There are no statutory and non-statutory heritage assets are located on site. The nearest heritage asset is the listed Kiln of former Peak Pottery located approximately 70m west of the site. While this is relatively close to the site, an existing line of properties may act as a buffer between the asset and new development, mitigating negative effects on its setting.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's</p>	<p>3. Will it provide better</p>	<p>An enlarged population at the site offers opportunities for new residents to better access and understand</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
heritage and provide better opportunities for people to enjoy culture and heritage.	opportunities for people to access and understand local heritage and to participate in cultural activities?	local heritage particularly given it is within 1km of West Hallam Conservation Area and is in close proximity to other assets including Listed Buildings. West Hallam village has a limited range of cultural activities owing to its size.		
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?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly given it is very close to listed buildings and within 1km of West Hallam Conservation Area. In particular in access terms, any new population will be able to access and enjoy the local historic environment without use of the private car.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site 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	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	

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.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site falls within ALC Grade 4. Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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?	Almost the entire site sits within a high-risk Coal Authority Area. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.	Neutral 0	

Site: CSR-0004b Land at Junction of St. Wilfrid's Rd and High Lane Central (b)

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 80 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary, but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including West Hallam rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
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. The site falls within Agricultural Land Classification Grade 4. The site is therefore limited in quality and potential for agriculture. The site is currently used for grazing. Whilst there would be a loss of this rural use, the operation is of a such a limited scale that its loss would be negligible in the context of this criteria question.	Neutral 0	
3. Economic Structure and Innovation To provide the physical	1. Will it provide land and buildings of a type required by	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
conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	businesses?			
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area 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, particularly in light of the relatively limited number of new dwellings this site would accommodate.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Development of this site would result in additional population that would be reliant on the use of existing nearby retail and service facilities in West Hallam Village Centre. The site would not be expected to accommodate retail provision, due to its scale and associated viability constraints. This would therefore provide significant direct additional expenditure capacity to West Hallam and maintain and expand its</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		vitality.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	New homes will add to the improved quality homes with regards to insulation and other requirements to the borough stock. It is expected that homes provided will offer a degree of type, size and accessibility to meet diverse health needs of potential new population. This will be addressed at application stage. West Hallam Village Centre is situated approximately 850m from the site and so is within so within good walking and cycling distance, encouraging new population to engage with more active lifestyles, in relation to accessing essential services. It is unlikely the site is of a scale to provide its own network of green spaces.	Minor positive +1	Major positive +2
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 to the site are at West Hallam Village Centre, which is within walking distance of the site. Location of the site would mean that new population has good access to existing health facilities.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	Notwithstanding the presence of an emerging GI network nearby to the site, the sites location near to this asset would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Given the limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, and unless demonstrated in a masterplan, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is classified as arable and grade 4 (poor) quality. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 80 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 an 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	1. Will it protect and enhance	Development of the site does not put at direct risk any existing cultural assets. On the contrary,	Minor positive	Minor positive

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	existing cultural assets?	associated increase in population adjacent to West Hallam 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - impetus for such enhancements.	+1	+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 West Hallam. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	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	3. Will it increase the number of facilities e.g. shops, community centres?	The limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	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 West Hallam. 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 – though given the scale this would likely be minor. The site's location within 1km of West Hallam village centre would allow for regular travel by more sustainable means of travel rather than relying solely on use of the private car, although accessing a more comprehensive range of services in Ilkeston would require use of a car for most residents.	Neutral 0	Minor negative -1
8. Transport To make efficient use of	2. Will it help to develop a	The site is unlikely to be responsible for delivery of specific transport enhancements, however the site's	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	transport network that minimises the impact on the environment?	location attached to a settlement provides good access to services and facilities and means that day to day journeys could be undertaken through sustainable means, to the benefit of the environment. Access to a wider range of services in larger urban areas such as Ilkeston would however likely require access to a private car, and increase car journeys slightly, which would not minimize harm to the environment. The fact that the site is very limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside.		
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 attached to West Hallam would enable access to existing facilities within West Hallam through sustainable forms of travel. On the other hand, Ilkeston and larger urban areas offering a wider range of services and jobs such would most likely be accessed by car. Although this option would not actively reduce car journeys, its limited scale means the opposite effect would also be minimal but nonetheless negative.	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	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. Development would however be attached to a key settlement which provides access to essential services and facilities to a slightly increased proportion of the borough population. A wider range of services would however require	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
jobs and services for all and to improve travel choice and accessibility.		further travel likely through private vehicular travel.		
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. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	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 but the site is currently used for agricultural purposes as permanent grassland, and this reduces the likelihood of it supporting higher levels of biodiversity due to the managed and intensified nature of the land's usage. There are no notable habitat features across the site (such as hedgerows) – and the site boundaries which are established tree and hedgerows could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to positively minimise impact on biodiversity interests of the land for the reasons considered above.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop	1. Will it result in additional energy use?	A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 80 new homes would see a small, but still notable increase in energy	Minor negative -1	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.		usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an 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 contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes that might potentially be 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (80 dwellings) severely limits the extent of this effect though it is still a negative one.	Minor negative -1	Minor negative -1
12. Flooding and Water Quality	1. Will it minimise or	The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely	Minor positive	Minor positive

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	mitigate flood risk?	that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	+1	+1
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. It is located some distance from the nearest watercourse (natural drains, approx. 350m south of the site), and it would be anticipated that the large area of woodland, south of the site would contribute to reducing harmful runoff. Therefore, the prospects of any surface water run-off flowing down towards watercourses are extremely slim and thus any negative effects on this part of the water cycle unlikely. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	3. Will it conserve water?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality.		80 dwellings a development of this scale would have a more limited impact than a larger alternative.		
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	As discussed at 12(2), the distance between the site and nearby watercourses (there are none on-site) makes it extremely unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible 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,	1. Will it help protect and	The biodiversity value of the site has not been comprehensively assessed. However records show	Neutral 0	Minor positive

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>improve biodiversity and avoid harm to protected species?</p>	<p>no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current agricultural use of the site is also less likely to propagate high value biodiversity within it. There are no notable habitat features present within the site – site boundaries which include mature hedge and trees could be retained. As such potential impact on important biodiversity features such as these as a result of site redevelopment is minimal. These considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.</p>		<p>+1</p>
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along the northern site boundary which could be retained as part of a masterplan as the site does not extend beyond this. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>With the site relatively small at 4 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?</p>	<p>The site is in close proximity to PROWS which link to emerging GI network which connects to the Nutbrook Trail. Additional population within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement in the long term of the network.</p>	<p>Minor positive +1</p>	
<p>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.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The site is located within the South Yorkshire, Notts and Derbyshire Coalfield character area, and more specifically, forms part of the Coalfield Village Farmlands landscape type. This typically sees gently undulating land, pasture and localised arable cropping, relict ancient semi-natural woodland and dense watercourse trees and scattered hedgerow trees. The site shows conformity with some of these landscape characteristics. While the site is attached to existing built form to the west and north, development of the site would represent some</p>	<p>Neutral 0</p>	<p>Major negative -2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		noticeable encroachment onto the open landscape. However, due to the limited scale of the site, development would be unlikely to have any significant impacts on the wider landscape character area.		
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 this site would have small impact on wider views owing to the topography of the site, and surrounding land. Existing vegetation and properties along the northern boundary of the site would offer some good screening of the site, however other site boundaries would not offer good level of enclosure, as low-level hedgerows. The limited scale of the site, and its siting adjacent to West Hallam limits the negative impacts on visual amenity.	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?	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. 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. In effect the site has every opportunity to maintain and potentially enhance settlement character, but this is an unknown at this point.	Neutral 0	
14. Landscape and Built Environment To protect and enhance	4. Will it conserve or enhance the	Development would form an extension of West Hallam with the main built form to the west, and existing properties to the north of the site.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	interrelationship between the landscape and the built environment?	Development of the site would represent some noticeable encroachment onto the open landscape. The site would be largely screened well by existing vegetation when viewed southwards from the northern boundary. Although other site boundaries would not offer as good a level of enclosure due to the low-level hedgerows.		
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?	There are no statutory and non-statutory heritage assets located on site. The nearest heritage asset is the listed Kiln of former Peak Pottery located approximately 70m west of the site. While this is relatively close to the site, an existing line of properties may act as a buffer between the asset and new development, mitigating negative effects on its setting.	Neutral 0	Minor positive +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?	The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.	Neutral 0	
15. Heritage To conserve the area's heritage and provide	3. Will it provide better opportunities for	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly given it is	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
better opportunities for people to enjoy culture and heritage.	people to access and understand local heritage and to participate in cultural activities?	within 1km of West Hallam Conservation Area and is in close proximity to other assets including Listed Buildings. West Hallam village has a limited range of cultural activities owing to its size.		
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?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly given it is very close to listed buildings and within 1km of West Hallam Conservation Area. In particular in access terms, any new population will be able to access and enjoy the local historic environment without use of the private car.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site 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,	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.		period.		
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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>The site falls within ALC Grade 4. Development of the site would not therefore prejudice the best and most versatile agricultural land.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>6. Will it prevent the loss of greenfield land to development?</p>	<p>No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>Almost the entire site sits within a high-risk Coal Authority Area. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.</p>	<p>Neutral 0</p>	

Site: CSR-0004c Land at Junction of St. Wilfrid's Rd and High Lane Central(c)

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 125 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing</p>	<p>4. Will it reduce the number of</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose'</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	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 does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.		
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 nearby settlements including West Hallam rather than enhanced 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	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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. The site falls within Agricultural Land Classification Grade 4. The site is therefore limited in quality and potential for agriculture. The site is currently used for grazing. Whilst there would be a loss of this rural use, the operation is of a such a limited scale that its loss would be negligible in the context of this criteria question.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure	1. Will it provide land and buildings of a type required by	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
including infrastructure to support the use of new technologies.	businesses?			
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 structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in additional population that would be reliant on the use of existing nearby facilities primarily in West Hallam. West Hallam is considered to be a key settlement providing a wide range of retail and service facilities within it – these facts have influenced the current policy desire to allocate Village Centre status to its central core. Maintaining the vitality and viability of settlement centres such as West Hallam which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it.	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?	New homes will add to the improved quality homes with regards to insulation and other requirements to the borough stock. It is expected that homes provided will offer a degree of type, size and accessibility to meet diverse health needs of potential new population. This will be addressed at	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		application stage. West Hallam Village Centre is situated approximately 850m from the site and so is within so within good walking and cycling distance, encouraging new population to engage with more active lifestyles, in relation to accessing essential services. It is unlikely the site is of a scale to provide its own green spaces network.		
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 to the site are at West Hallam Village Centre, which is within walking distance of the site. Location of the site would mean that new population has good access to existing health facilities.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	Notwithstanding the presence of an emerging GI network nearby to the site, the sites location near to this asset would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>Given the limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, and unless demonstrated in a masterplan, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>5. Will it improve access to local food growing opportunities?</p>	<p>The site is classified as arable and grade 4 (poor) quality. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.</p>	<p>Neutral 0</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>1. Will it reduce crime and the fear of crime?</p>	<p>Although relatively limited in scale, delivery of around 125 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</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		likely to increase even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.		
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 an expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.	Minor negative -1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to West Hallam 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 population interacting with local culture and assets resulting	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		from development is likely to provide some – albeit limited given the small size of the site - 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?	Delivery of this site would result in a modest increase in population adjacent to West Hallam. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	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.	3. Will it increase the number of facilities e.g. shops, community centres?	The limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	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	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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
deprived areas within the plan area.				
<p>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.</p>	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 West Hallam. 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 – though given the scale this would likely be minor. The site’s location within 1km of West Hallam village centre would allow for regular travel by more sustainable means of travel rather than relying solely on use of the private car, although accessing a more comprehensive range of services in Ilkeston would require use of a car for most residents.	Neutral 0	Minor negative -1
<p>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.</p>	2. Will it help to develop a transport network that minimises the impact on the environment?	The site is unlikely to be responsible for delivery of specific transport enhancements, however the site’s location attached to a settlement provides good access to services and facilities and means that day to day journeys could be undertaken through sustainable means, to the benefit of the environment. Access to a wider range of services in larger urban areas such as Ilkeston would however likely require access to a private car, and increase car journeys slightly, which would not minimize harm to the environment. The fact that the site is	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside.		
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 attached to West Hallam would enable access to existing facilities within West Hallam through sustainable forms of travel. On the other hand, Ilkeston and larger urban areas offering a wider range of services and jobs such would most likely be accessed by car. Ultimately, locating additional population here would result in a net increase in private car use locally.	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 unlikely to provide any additional facilities due to its limited scale. Development would however be attached to a key settlement which provides access to essential services and facilities to a slightly increased proportion of the borough population. A wider range of services would however require further travel likely through private vehicular travel.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>2. Will it minimise impact on the biodiversity interests of land?</p>	<p>Development would see an altered relationship between the site and the natural environment given its current greenfield status. However there are few habitat features internally within the site aside from an internal hedgerow separating the north and south sections of the site. The external boundaries which contain established hedgerow and trees could be retained. The southern site boundary sits alongside an area of woodland, known as the Tinklers. Separation between the site and woodland and retention could be achieved. When considered alongside BNG requirements, it is likely effects on this criteria question would be neutral.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 125 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.				
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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	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	5. Will it ensure that buildings are able to deal with future	Homes that might potentially be 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	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
energy resource, reducing dependency on non-renewable sources.	changes in climate change?	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 new homes at this location would give rise to a notable number 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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (125 dwellings) severely limits the extent of this effect though it is still a negative one.	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 is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>2. Will it improve water quality?</p>	<p>Development of the site would be unlikely to improve water quality within the wider water cycle. The closest watercourse to the site is a drain, approx. 230m south of the site. While the topography of the site which gently falls away towards this drain in the southern section of the site, development of the site would be unlikely to increase the risk of runoff into nearby watercourses, and harming water quality. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>3. Will it conserve water?</p>	<p>Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage.</p>	<p>Major negative -2</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>As discussed at 12(2), the nature of the site's relationship with nearby watercourses (there are none on-site) makes it extremely unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current agricultural use of the site is also less likely to propagate high value biodiversity within it. The only notable habitat feature within the site is internal hedgerow separating the north and south sections of the site. The external boundaries which contain</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>established hedgerow and trees could be retained. The southern site boundary sits alongside an area of woodland, known as the Tinklers. Separation between the site and woodland and retention could be achieved. These considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. The site's relationship with woodland cover relates only to the site boundaries. The southern site boundary sits alongside an area of woodland, known as the Tinklers. Separation between the site and woodland and retention could be achieved. Along the western and eastern boundaries there are mature hedgerow trees which could be maintained as part of a masterplan as the site does not extend beyond this. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>With the site relatively small at 6.29 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure and the 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?	The site is in close proximity to PROWS which link to emerging GI network which connects to the Nutbrook Trail. Additional population within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement in the long term of the network.	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 South Yorkshire, Notts and Derbyshire Coalfield character area, and more specifically, forms part of the Coalfield Village Farmlands landscape type. This typically sees gently undulating land, pasture and localised arable cropping, relict ancient semi-natural woodland and dense watercourse trees and scattered hedgerow trees. The site shows conformity with some of these landscape characteristics. While the site is attached to existing built form to the west and north, development of the site would represent some noticeable encroachment onto the open landscape, and would a minor impact on landscape character.	Minor negative -1	Major negative -3
14. Landscape and Built Environment To protect and enhance the landscape and townscape	2. Does it have a positive impact on visual amenity?	Development of this site would have small impact on wider views owing to the topography of the site, and surrounding land. Existing vegetation and properties along the northern boundary of the site	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
character, including heritage and its setting and enhancing the place through good design.		would offer some good screening of the site, however other the western site boundary would not offer good level of enclosure, as low-level hedgerows.		
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?	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. 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. In effect the site has every opportunity to maintain and potentially enhance settlement character, but this is an unknown at this point.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The site would form an extension of West Hallam with the main built form to the west, and existing properties to the north of the site. However, development of the site would represent some noticeable encroachment onto the open landscape, and deviation from the visual extent of West Hallam. The site would be largely screened well by existing vegetation when viewed southwards from the northern boundary. Development in the southern section of the site would be relatively well screened from the surrounding landscape by woodland, and some hedgerow trees. Eastern and western (for northern section) site boundaries	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		would not offer as good a level of enclosure with low-level hedgerows.		
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?	There are no statutory and non-statutory heritage assets are located on site. The nearest heritage asset is the listed Kiln of former Peak Pottery located approximately 70m west of the site. While this is relatively close to the site, an existing line of properties may act as a buffer between the asset and new development, mitigating negative effects on its setting.	Neutral 0	Minor positive +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?	The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly given it is within 1km of West Hallam Conservation Area and is in close proximity to other assets including Listed Buildings. West Hallam village has a limited range of cultural activities owing to its size.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	and to 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?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly given it is very close to listed buildings and within 1km of West Hallam Conservation Area. In particular in access terms, any new population will be able to access and enjoy the local historic environment without use of the private car.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site 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 consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Minor negative -1	Major negative -3
16. Natural Resources and Waste Management	2. Will it promote the	Development of this site would not specifically promote the use of sustainable design, materials	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.	use of sustainable design, materials and construction techniques?	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.		
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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 falls within ALC Grade 4. Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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?	Almost the entire site sits within a high-risk Coal Authority Area. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.	Neutral 0	

Site: CSR-0005 West of Risley Lane, Breaston

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 150 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary, but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including adjacent Breaston rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
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. The site falls within Agricultural Land Classification Grade 3 so is therefore limited in quality and potential for agriculture. The site is currently used for grazing. Whilst there would be a loss of this rural use, the operation is of a such a limited scale that its loss would be negligible in the context of this criteria question.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high	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
quality modern economic structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	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	4. Will it encourage graduates to live	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	and work within the Plan area?	supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.		
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 primarily in Breaston. Breaston is considered to be a key settlement providing a wide range of retail and service facilities within it – these facts have influenced the current policy desire to allocate Village Centre status to its central core. Maintaining the vitality and viability of settlement centres such as Breaston which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it. Conversely,	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		and for the avoidance of doubt, such an effect would be less pronounced for sites adjacent to much smaller settlements which do not have a significant retail or service centre to sustain.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The former Derby and Sandiacre Canal is immediately to the south of the site and would contribute to providing direct access to the conurbation and all its facilities, services and retail offerings to the east through means of active travel, promoting healthy lifestyle choices. Notwithstanding this option, new population from the site will likely be reliant on services and facilities provided by Breaston centre to the south. Being within around 500m of the site, an increased proportion of the population within the plan area will be able to reasonably access facilities through active means (walking and cycling) thus promoting healthier lifestyles. It is unlikely the site is of a scale to provide its own extensive green spaces network but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public.	Minor positive +1	Minor positive +1
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 to the site are to the west between Breaston and Draycott and around 1.5km from the site, a distance unlikely to benefit those requiring access to health facilities. It cannot be said in	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		these circumstances that the site is improving access to health services.		
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 presence of adjacent Derby & Sandiacre Canal, the sites location near to this asset would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.	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?	Given the limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either.	Neutral 0	
5. Health and Wellbeing To improve health and	5. Will it improve access to local food growing	The site is classified as arable and Grade 3 (good-to-moderate) quality. It is currently in use for grazing and its loss would not directly remove an existing food	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
wellbeing and reduce health inequalities.	opportunities?	growing resource. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its lower quality, minimal extent and current alternative use moderates the negative impact from this.		
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 150 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 an 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	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	Neutral 0	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close	3. Will it increase the number of facilities e.g. shops, community	The limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 present in Breaston. 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 – though given the scale this would likely be minor.	Neutral 0	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	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site adjacent to Breaston as well as the option to travel eastwards toward the nearby conurbation via the former Canal means a new population would be able to access facilities through sustainable means such as walking and cycling. This would help to promote use of the existing transport network in more sustainable ways. The fact that the	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.		site is very limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside too.		
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 would enable access to existing facilities in Breaston which has a wide range of retail, services and facilities within it. The site is close enough to central Breaston so that the population are more likely to make regular travel via sustainable means rather than private car. Ultimately though, locating additional population here would result in a net increase private car use locally, not a reduction.	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 unlikely to provide any additional facilities due to its limited scale. However, due to the sites location adjacent to Breaston, development of the site would result in an increased proportion of the Borough's population able to access facilities provided by existing settlements.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>2. Will it minimise impact on the biodiversity interests of land?</p>	<p>Development would see an altered relationship between the site and the natural environment given its current greenfield status. However there are few habitat features internally within the site aside from an internal hedgerow separating the north and south sections of the site. The external boundaries which contain established hedgerow and trees could be retained, with particular focus on the west and north boundaries. When considered alongside BNG requirements, it is likely effects on this criteria question would be neutral.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 150 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.				
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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	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	5. Will it ensure that buildings are able to deal with future changes in	New homes will 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	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
resource, reducing dependency on non-renewable sources.	climate change?	properties that show greater resilience and are able to adapt to the effects of climate change. The addition of new homes at this location would give rise to a notable number 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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (150 dwellings) limits the extent of this effect though it is still a negative one.	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?	Around 27% of the site falls within Flood Zone 3 as a result of the Golden Brook flowing along the western boundary of the site. These factors do pose a sustainability risk from development against Objective 12. It is noted that the promoters have confirmed that the site can deliver whilst avoiding development within Flood Zone 3 and through implementation of appropriate drainage. This fact limits the negative impact.	Minor negative -1	Major negative -4
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	2. Will it improve water quality?	Notwithstanding the promotor's indication that the site is deliverable whilst avoiding areas of high flood risk, the fact remains that the site would be adjacent to a significant watercourse on its western boundary which poses additional risk to water quality compared with a	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality.		scenario which maintains the land in its current state.		
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 site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a 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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	Notwithstanding the promotor's indication that the site is deliverable whilst avoiding areas of high flood risk, and the wider options for mitigation available, the fact remains that the site would be adjacent to a significant watercourse on its western boundary which currently floods into the site and thus would pose additional risk to the WFD.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	6. Will it cause any harm to a Source Protection Zone	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.	or the water environment?	sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.		
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 biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site or in close proximity. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the retention of trees and hedgerows which make up the external boundaries of the site would be possible.	Neutral 0	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.	2. Will it allow for biodiversity net gains?	A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.).	Neutral 0	

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.		However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.		
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?	Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along external boundaries of the site which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	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.	5. Will it provide new open space or green space?	With the site relatively small, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide significant open space due to its size and any green space would be incidental in type and scale.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so development would not have any impact or effect in	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.		enhancing the quality of existing open space.		
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 adjacent to the former Derby & Sandiacre Canal PROW which is a key GI asset within the borough. Additional population within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement long term.	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 falls within Trent Valley Washlands area and the Lowland Village Farmlands type which highlights gently rolling and almost flat lowlands, mixed farming with improved pasture, thinly scattered hedgerow trees, locally dense watercourse trees and red brick outlying farms as key features. Ultimately development of the land for housing is highly unlikely to enhance landscape character. The site exerts some of the features specified including its almost flat lowland siting and its relationship to sections of dense watercourse trees to the west along the Golden Brook. Further, whilst the site is effectively an extension of the existing built extent of Breaston, because of its siting to the	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		north its development would act as a noticeable extremity in the wider landscape as opposed to a well contained and congruent addition. These factors as well as the sites relatively open aspect and associated long views around it poses risk to landscape character.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	As considered at 14(1) the site exerts some features identified as part of the areas defined landscape character. It is also open in aspect with views afforded across and beyond it in its current form and its siting is such that it would act as a noticeable extremity to the existing settlement of Breaston rather than subtle and congruent addition. Development of the site is likely to result in a negative impact on visual amenity.	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?	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. Any future housing at this location would be expected to maintain the general pattern and layout evident in the northern portion of Breaston although its siting relative to the existing built form, as an extremity rather than subtle continuation, poses challenges in achieving this.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and	4. Will it conserve or enhance the interrelationship	The sites development would leave large areas of open countryside to its north, east and west with the opportunity for the site to graduate between the existing built form of Breaston and open countryside.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
townscape character, including heritage and its setting and enhancing the place through good design.	between the landscape and the built environment?	However, whilst the site is attached to Breaston, it does form an extremity to the north which will likely restrict the extent to which the relationship can be enhanced more so than if it were better integrated and related with the existing built form.		
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 within 180m north of Breaston Conservation Area and as part of this a range of local list and Listed Building assets. The CA is sufficiently distant from the site and separated with existing development to the extent that it would be unlikely to have any impact directly. Local list assets are present adjacent to the site and its southern half falls within the Canal and Rivers Trust restoration buffer in relation to the former Derby and Sandiacre Canal. Presence of the buffer does highlight an added risk from a heritage perspective in relating to the sites physical relationship to the Derby and Sandiacre Canal and wider intentions for its restoration. Development would also generate additional traffic which is likely to route through Breaston and the aforementioned Conservation Area however the site of a limited enough scale that this effect would be limited.	Minor negative -1	Minor negative -1
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture	2. Will it respect, maintain and strengthen the local character and distinctiveness	Whilst the site will adjoin a well-established settlement it would do so as an extended extremity rather than as a natural extension. Such siting poses a challenge in being able to easily maintain local character and distinctiveness. As already considered for the same reasons the site does pose some risk to landscape	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and heritage.	e.g. landscape/ townscape character?	considerations.		
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 through nearby assets. Breaston also has a wide range of cultural activities to engage with within it so would also contribute to enabling further engagement with these.	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?	Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment.	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 Management	1. Will it lead to reduced consumption of	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's	Neutral 0	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.	raw materials?	construction would see an increase in the consumption of raw materials throughout the build period.		
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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage	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
the 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 falls within Agricultural Land Classification Grade 3. Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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. The site does not interact with land identified for extraction in the future.	Neutral 0	

Site: CSR-0006 South of Croft Lane, Breadsall

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 23 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing</p>	<p>4. Will it reduce the number of</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose'</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	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 does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location within the countryside, away from any urban area as well as the very limited scale of development potential of the site in question.		
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 nearby settlements. Given the extremely limited scope of provision in adjacent Breadsall, a new population will be reliant on accessing infrastructure further afield, including via private car.	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	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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. The site falls within Agricultural Land Classification grade 4 primarily with a very small portion within Grade 3. The site is therefore limited in quality and potential for agriculture. The site is currently vacant without active use so there would be no direct loss of existing productivity through its redevelopment at this time.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality	1. Will it provide land and buildings of a type	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
modern economic structure including infrastructure to support the use of new technologies.	required by businesses?			
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 structure including infrastructure to support the use of new	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, particularly in light of the relatively limited number	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
technologies.		of new dwellings this site would accommodate.		
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?	The site is not within the vicinity of any centre. The nearest settlement – Breadsall – does not contain a wide enough range of associated uses that its vitality could be encouraged by development here.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The site is of a scale that a network of green infrastructure is unlikely to be provided and access to facilities and services will most likely be obtained through private transportation given the distances between the site and notable centres. The population of this site will be less likely therefore to carry out their daily business through active means which otherwise would have provided health benefits. The site is not likely to contribute tangibly to reducing health inequalities.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>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 to the site are within Oakwood around 2.6km away. This distance would require vehicular travel for most. Whilst a PROW exists which travels adjacent to the site and connects into the conurbation, this constitutes an off road route, and its condition cannot be guaranteed for those seeking to access health facilities. Notwithstanding the potential for public transport access, these circumstances do not lend themselves to 'improve access' to facilities relatively for the boroughs population.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>Notwithstanding the presence of footpath 24 which passes the western boundary of the site between Croft Lane and Great Northern Greenway, this would not constitute increasing opportunities for physical activity beyond current levels. Further, the site is so limited in scale that it would be unlikely to provide for additional internal opportunities such as via a green infrastructure network. The size of the site does limit its impact on the countryside which is essential in providing for outdoor recreation generally.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health</p>	<p>4. Will it provide new open space or</p>	<p>Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
inequalities.	improve the quality of existing open space?	ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is classified as arable and grade 4 (poor) quality. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 23 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land, particularly in light of its particularly rural	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		setting.		
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The land upon which this site would be delivered does not contain any built development. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment. 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.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population nearby to Breadsall – which has very limited provision within it - means that existing assets in the locality (such as the school, church and cricket club) 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - impetus for such enhancements.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of this site would result in a modest increase in population adjacent to Breadsall. 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 lack of range of facilities which might provide community activities within it. 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.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>Development of the site would result in a new population making use of existing transport infrastructure present in in the countryside around Breadsall. 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 – though given the scale this would likely be minor. Notwithstanding the presence of the adjacent PROW, the physical separation between the site and more substantial service centres at the larger settlements likely risks a more intensive use of local infrastructure through use of the private car.</p>	<p>Minor negative -1</p>	<p>Major negative -5</p>
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>No. Breadsall provides very little by way of service or retail provision. Occupants of the site will require the use of the private car to access larger service centres within the borough or in adjacent Derby City. This in itself will result in a negative impact on the environment. Only the very minor scale of development limits this negative effect.</p>	<p>Minor negative -1</p>	
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car,</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging</p>	<p>Notwithstanding the presence of nearby bus stops, the lack of service and retail facilities as well as employment opportunities within adjacent Breadsall will encourage the use of the private car required to access larger service centres within the borough or</p>	<p>Major negative -2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
improve accessibility to jobs and services for all and to improve travel choice and accessibility.	alternative modes of transport?	Derby City. Whilst all housing sites would be expected to contribute to an increase in car usage, this site would be less likely to be able to demonstrate mitigation or limit the negative effect.		
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. The lack of services and facilities within Breadsall means this site would be ineffective at increasing the proportion of the boroughs population with easy access to services and facilities.	Minor negative -1	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site is entirely greenfield in its classification, so development would not be making efficient use of brownfield land. The limited scale of site limits this negative effect.	Minor negative -1	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 see an altered relationship between the site and the natural environment given its current greenfield status. However, aside from grass, there are very few habitat features internally within the site and the external boundaries which contain established hedgerow and trees could be retained and the thus existing primary habitats protected. With these considerations as well as BNG requirements, effects on this criteria question are considered to be neutral.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 23 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage</p>	<p>4. Will it support the development of</p>	<p>Development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities to explore the</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	community energy systems?	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.		
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?	New homes will 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 new homes at this location would give rise to a notable number 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	1. Will it increase levels of air, noise and other types	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable -	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
air, noise and other types of pollution.	of pollution?	increases in air and noise pollution. The limited scale of the site (around 23 dwellings) severely limits the extent of this effect, though it is still a negative one.		
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 wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Neutral 0
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. There is potential that development could have a negative impact on the water quality within the watercourse adjacent to the PROW which follows the western boundary of the site, however it is expected that any potential negative impacts would be mitigated before development commenced.	Neutral 0	
12. Flooding and Water Quality	3. Will it conserve	Development of this site is unlikely to assist with the conservation of water given the demand arising from	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	water?	every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at around 23 dwellings a development of this scale would have a more limited impact than a larger alternative.	-1	
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	Although a watercourse is located nearby to the site's western boundary, it is ultimately separate from the site and appropriate drainage as part of the development would be expected to avoid interaction of water run off with the watercourse. It is unlikely therefore that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.	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	The entire site is subject to inclusion within SPZ Zone 3 – Total Catchment. This zone is defined as the total area needed to support the abstraction or discharge from the protected groundwater source. Care will need to be taken in the event of the site's development to not disturb subterranean ground	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	environment?	conditions or alter the natural drainage flows and movement of water. Whilst it is unlikely harm would occur to a SPZ, the impact that development might have on groundwater flows is sufficient to indicate a negative risk in sustainability terms.		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	1. Will it help protect and improve biodiversity and avoid harm to protected species?	<p>The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the retention of trees and hedgerows which make up the external boundaries of the site would be possible.</p> <p>Off-site, Breadsall Railway cutting SSSI is fairly close, but the other side of Breadsall and Natural England mapping does not show the site as falling within a buffer zone which would be sensitive to rural housing development.</p> <p>However, Croft Wood RIG (LWS) is in very close proximity to the western side of the site, and this does introduce a localised sensitivity in biodiversity terms which the site would need to overcome. This fact as well as close proximity of Dam Brook RIG (LWS) to the east leads to a slight negative effect on this objective.</p>	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.).</p> <p>Additionally, Croft Wood RIG is in particularly close proximity to the western side of the site and this introduces additional sensitivities around this issue that the site would need to overcome.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along site boundaries (including the central portion of trees which follows a central in-step of the boundary) which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		state.		
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?	With the site relatively small at only 1.4 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.	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.	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	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 adjacent PROW leads to the Great Northern Greenway very close by to the south of the site which is one of the formal GI assets within the borough which is a focus for future investment, enhancement and protection. Additional population within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement long term. This site is particularly close so that this effect would be an obvious positive one.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The site is located within the Peak Fringe & Lower Derwent character area, and more specifically, forms part of the Wooded Slopes & Valleys type. Aside from the slight slope in topography, the site does not display any particularly strong representation of the wider landscape character, in particular lacking in woodland cover within the developable area (tree coverage relates to boundaries of the site, including the central portion 'split'). Further, the sites adjacency to an existing settlement and its limited scale means its development is unlikely to significantly impact on the wider landscape character of the area so as to undermine its long term preservation.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>It is unlikely development of the site would have an active positive impact on visual amenity, but it is also unlikely the site will be of overall detriment to visual amenity. The site itself is adjacent to an existing built-up area and is heavily enclosed by significant and established vegetation. Visual impact from development will be relatively contained.</p>	<p>Neutral 0</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the</p>	<p>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. Any future housing at this location would be expected to maintain the general pattern and layout evident in the western portion of</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhancing the place through good design.	townscape or settlement character?	Breadsall given its physical relationship. In effect the site has every opportunity to maintain and potentially enhance settlement character, but this is an unknown at this point.		
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?	The site has the potential to conserve the interrelationship given its location adjacent to existing built form and its limited extent as well as significant established vegetation assets along its outer boundaries which could be retained as part of a redevelopment. Its development would leave large areas of open countryside to its west, north and south with the opportunity for the site to graduate between the existing built form of Breadsall and open countryside. Given the extent of assets along its outer boundaries, provided these were retained, it could arguably enhance the relationship.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site is within 300m of Breadsall Conservation Area and as part of this some local list assets. The CA is sufficiently distant from the site and with existing development between so that it would be unlikely to have any impact directly. There are no other statutory or non-statutory designations of concern. Development would generate additional traffic which is likely to route through Breadsall and the aforementioned Conservation Area however development would be of such a limited scale relatively that the additional vehicular numbers would be unlikely to result in noticeable effect.	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>Development could strengthen the local character and distinctiveness of the townscape as it will adjoin a well-established settlement. Due to patchwork development of this area, there is no clear character or distinctiveness. As already considered, it would have minimal impact on landscape character.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>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. Breadsall village has a limited range of cultural activities owing to its size, but the site would also be in close proximity to Derby City.</p>	<p>Minor positive +1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus, access) through Breadsall's Conservation Area, its limited scale is such that this effect would be</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		minimal. In any case, an increased interaction of vehicles with the historic environment might result in negative effect which cancels out any potential benefit.		
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 consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Neutral 0	Major negative -2
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 falls within ALC Grade 4. Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding	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.	Neutral 0	

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

Site: CSR-0007 Land adjacent to 60 Cole Lane, Borrowash

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 28 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide some space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople, although the small extent of site would limit provision at this location. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of a small amount of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at its lower end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing</p>	<p>4. Will it reduce the number of</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose'</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	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 does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of one of the Borough's larger settlements as well as the extremely limited scale of development potential of the site in question.		
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 direct infrastructure required to service it (such as access to main road), the provision of any additional infrastructure such as education (except for contributions for additional school places) 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 nearby settlements (Ockbrook), but mainly Borrowwash, rather than enhanced 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 improve diversity and quality of jobs in the long-term. However, construction activity	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
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. The site falls within the wider Agricultural Land Classification Grade 3 and is currently used as grazing land with livestock accommodated here. However, land here is rather limited in size and not thought to be sufficient enough in scale to warrant its loss being considered as detrimental to agricultural output locally.	Neutral 0	
3. Economic Structure and Innovation To provide the physical	1. Will it provide land and buildings of a type required by	The site would not be of a scale to provide for land and buildings of a type required by businesses. The site is located some distance away from other commercial/employment uses, heavily restricting the	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	businesses?	land's ability to provide stock to support local business needs.		
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, nor is any other land-use other than residential being promoted.	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	4. Will it encourage graduates to live and work within	The population in general – including graduates – would be afforded a greater, yet still modest, opportunity to live and work within the plan area as a result of a small boost in supply of new dwellings.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	the Plan area?	The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively small number of new dwellings this site would accommodate.		
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 given its location.	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 for convenience-led goods. With very limited facilities available within Ockbrook, residents would be expected to rely on shops and services within Borrowash Local Centre. A notable level of service provision is present here and the addition of a modest number of new homes within its realistic retail catchment would provide a small benefit to services present within the Local Centre to support trade. The distance between the site and Borrowash (and its detachment from it) naturalizes positive impact.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The site is somewhat limited in its connectivity to nearby recreational trails and formal leisure facilities due to its location. However, a reasonable level of access is available to an extensive public right of way (PRoW) network east of the site that extends out into the wider countryside. In this respect, the site can benefit from its location to encourage residents to undertake walks which lead to better health and wellbeing outcomes. Despite this, the site is isolated in how it can access formal facilities and the lack of diversity in land-use within the wider walkable neighbourhood (largely low-density residential development) means the site is not placed to help residents join routes to access nearby sources of employment and offer travel alternatives to the private car. It is also unlikely the site is of a sufficient scale to provide its own green space network, but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>Health facilities would not be expected to form part of the development of the site as a result of its small scale, and therefore it would not improve access to health services through direct provision. The nearest formal health facilities to the site are within Borrowash, although the A52 dual carriageway between the site and the location of facilities does somewhat act as a constraining factor in <i>improving</i> accessibility to such services beyond the options</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	As alluded to in 5(2), the site's relative isolation from formal, strategic-scale Green Infrastructure does mean travel would be required to access recreational assets within the nearby area. Whilst a comprehensive network of PRow is accessible to the east of Cole Lane, the limited scale of the site means its potential development would only result in minimal effect on access to the open countryside for existing residents around the site. Conversely the site would be unlikely to contribute to a network of new green or open spaces to the extent that the assets would directly and tangibly increase opportunities for recreational physical activity internally.	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?	Given the extremely limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure acceptable development viability. Although amenity green space will be required as part of landscaping the development, this will likely be incidental in type and scale, and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either.	Neutral 0	

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 site forms part of wider farmland located between Ockbrook and the A52. Given its agricultural use (Grade 3 land in quality), development would see active farmland lost and as a result, impact negatively on improving access to local food growing opportunities. However, the site and the amount of farmland which would be lost in the event of development is small in scale and is assessed as not being of too detrimental effect on the wider ability to grow food and crops.	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?	Although relatively limited in scale, delivery of around 28 dwellings at this location would result in the urbanising of private greenfield land in agricultural use and convergence of additional population in the locality. As a result, incidences of crime typically associated with property and motor vehicles, are very likely to increase even if only to a very minor extent. This would also heighten the fear of crime in the locality. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 developed has very little within it that would classify as 'built environment' and is located within a semi-urban setting. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment on predominantly rural land. Whilst	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		new development would seek to address safety and security concerns in the design and landscaping of a scheme, it would not be able to alleviate all concern 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 character of the land and the area immediately around it.		
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population nearby to the Derby urban area and Ockbrook & Borrowash means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site could not justify the enhancement of existing assets, although an increase in the population interacting with local culture and assets resulting from development is likely to provide some, albeit modest given the size of site, impetus for such enhancements.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>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</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community</p>	<p>Delivery of this site would result in a modest increase in population adjacent to Ockbrook and nearby to the Derby conurbation. This will increase, albeit marginally, the proportion of the overall plan area population able to access and engage with community activities at facilities – although it must be recognised that community activities are likely to be more plentiful in scale and range in neighbouring</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
areas within the plan area.	activities?	Borrowwash than what exists in Ockbrook. The positive effect from this is limited somewhat by the presence of the A52 Brian Clough Way between the site and Borrowwash, acting as a cause of severance, limiting general permeability in the context of a less extensive offer within Ockbrook. 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 largely anecdotal and unknown.		
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 very limited scale of the site at 28 homes means development would not be expected to lead to the creation of new facilities in nearby centres – in this instance the Local Centre at Borrowwash and the more limited facilities in Ockbrook. Whilst not contributing to an increase in the number of facilities, development at this location would also not result in the loss of facilities either.	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 new standalone education facilities in the form of a school or college. However it would be expected to make an appropriate financial contribution which enables the modest number of new residents of school-age who would expect to live at development on-site to be provided for in nearby school facilities.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>Development of the site would result in a new population making use of existing transport infrastructure. 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 – though given the scale this would likely be minor.</p> <p>The physical separation between the site and more substantial service centres at the larger settlements likely risks a more intensive use of local infrastructure through use of the private car. This could have a particular effect on junctions identified as already failing in the vicinity of the site, within the latest transport modelling evidence.</p>	<p>Minor negative -1</p>	<p>Major negative -3</p>
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>Ockbrook provides very little by way of service or retail provision. Occupants of the site will require the use of the private car to access larger service centres within the borough. This in itself will result in a negative impact on the environment. Only the very minor scale of development as well as the sites relative proximity to Borrowash to the south limits this negative effect.</p>	<p>Minor negative -1</p>	
<p>8. Transport To make efficient use of</p>	<p>3. Will it reduce journeys</p>	<p>The lack of service and retail facilities as well as employment opportunities within adjacent Ockbrook</p>	<p>Minor negative</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	undertaken by private car by encouraging alternative modes of transport?	will encourage the use of the private car required to access larger service centres within the borough. Whilst all housing sites would be expected to contribute to an increase in car usage, this site would be less likely to be able to demonstrate mitigation or limit the negative effect. However, the negative effect on this is limited by the site's relative proximity to the larger Borrowash centre to the south.	-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 unlikely to provide any additional facilities due to its limited scale. The lack of services and facilities within adjacent Ockbrook means this site would be limited in its contribution to increasing the proportion of the boroughs population with easy access to services and facilities. However, the relative proximity to the larger Borrowash centre to the south does limit this effect.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the site's scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	Minor negative -1
9. Brownfield Land To make efficient use of brownfield land and	2. Will it minimise impact on the	Development would likely see an altered relationship between the site and the natural environment. With the site currently in agricultural use, it's biodiversity	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
recognise biodiversity value where appropriate.	biodiversity interests of land?	levels within the boundaries will be largely basic and limited. However, there are surrounding hedgerows and riparian environment along the course of the Ock Brook as it borders the site which may be impacted by development of the land. It would be expected that enclosing boundary features would be retained in the event of future development, and the requirements of Biodiversity Net Gain would see a 10% overall level of enhancement. Delivery on the site could be problematic owing to its relatively small size, but overall the option of development would not be expected to impact negatively on the land here.		
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?	Development of this site would inevitably result in additional energy use owing to the land's current greenfield, agricultural status. Provision of 28 new homes would see a modest increase in energy usage from the grid locally. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an 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-	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of this number of new homes in line with current building regulation requirements would make a modest contribution to the energy efficiency of domestic building stock within the plan area.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.				
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?	The small scale of the site under assessment means there is less likelihood of any future development having the potential to support the generation of and use of renewable energy for domestic needs. Some scope for individual dwellings to capitalise on opportunities for aspects such as solar panels on roofs, but this would be voluntary and not delivered at every property.	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?	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 masterplan-led 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	5. Will it ensure that buildings are able to deal with future	All potential homes at this location would be required to be constructed in line with current building regulations which account for future changes in climate conditions. Potential future homes would	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
energy resource, reducing dependency on non-renewable sources.	changes in climate change?	therefore be built with climate change resilience in mind, helping to a modest degree in enhancing the housing stock in the Borough to adapt to changing climatic conditions.		
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?	Given the existing land use of the site, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The limited scale of the site (28 dwellings) moderates the impact of such increases – however, the altered conditions from the current baseline of farmland still results in a negative score.	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 is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. On an advisory note, the Ock Brook does flank the site close to its western boundary, with land within Flood Zone 2 and 3 encroaching very close to the site under assessment. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around the Ock Brook which may pose some additional risk to heightening risk levels along the watercourse. Notwithstanding this, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and would contribute to ensuring flood risk is not worsened locally.	Minor positive +1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>2. Will it improve water quality?</p>	<p>Development of the site would be unlikely to improve water quality within the wider water cycle. As referred to in 12(1), the site bounds the Ock Brook, so care would need to be taken regarding controlling surface run-off from the development into the watercourse. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the movement of water. Whilst this would typically be expected to control waters from domestic properties on-site, it may be more difficult to control the flow of rainwater across the site to avoid run-off into the Ock Brook.</p>	<p>Minor negative -1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>3. Will it conserve water?</p>	<p>Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property on-site. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 28 dwellings, a development of this scale would have a more limited impact than any larger alternative.</p>	<p>Minor negative -1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>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; thus the development would result in additional new dwellings</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.		within the Borough's housing stock able to demonstrate higher and more controlled levels of water efficiency.		
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?	As discussed at 12(2), the neighbouring Ock Brook watercourse requires care to be taken in ensuring no discharges pass between the site and the Brook. Notwithstanding this, it is unlikely that a development would be approved which didn't make sufficient provision for the control of discharge into a neighbouring watercourse to risk worsening WFD status. However, the small scale of site size constrains the ability for development layout to adequately avoid creating distance and standoff between homes and the Brook. Therefore, this is a risk to the sustainability of the site and any future potential development.	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 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	1. Will it help protect and improve biodiversity and	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this	Neutral 0	Minor positive +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.	avoid harm to protected species?	should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current farmland use of the site is also less likely to support high level forms of biodiversity within it. As described at 9(2), surrounding riparian landscape along the Ock Brook just beyond the site would be expected to provide habitat for a number of species. However, potential development would not likely impact upon this. These considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.		
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 small site adds difficulty to securing on-site biodiversity gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be on site. That being said, on-site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	3. Will it conserve and enhance the geological	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,	Neutral 0	

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.	environment?	remediation works, laying out of highways etc.). However, no Regionally Important Geomorphological Site designation is present within the site's boundaries and the scale and topography of the site is such that effects would be modest at very best.		
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?	Development would not enhance woodland cover by virtue of the proposed development. As described in previous responses, tree coverage is largely contained to just beyond the western boundary of the site running along the course of the Ock Brook. Some isolated hedgerow trees can be found along the eastern boundary of the site with Cole Lane, although the lengthy boundary between site and adjacent highway means that any future access could reasonably avoid the need to remove any of these trees.	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?	With the site relatively small at only 1.6 hectares in size, the ability to provide new open/green space becomes more difficult owing to the need to incorporate sufficient homes and ensure positive development viability as well as an efficient and effective use of land. Therefore, the site is unlikely to provide any destination open space due to its restricted size, with any green space likely to be incidental in type and scale to support a well-designed scheme.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?</p>	<p>The site is isolated away from the Borough's formal Green and/or Blue Infrastructure network, with the nearest sections located further south of Borrowash with the former Derby & Sandiacre Canal – now a multi-user trail and the draft River Derwent GI corridor. As such, the development of a small-scale site would not on its own make any contribution to any of the Borough's networks. As discussed at 5(1) & 5(3), the site is located well to access the Public Right of Way network which expands in an easterly direction into the centre of the Borough, so a modest benefit can be assessed from that. However, this isn't sufficient enough to demonstrate protection or improvement of more strategic networks.</p>	<p>Neutral 0</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. Landscape features such as the presence</p>	<p>Minor negative -1</p>	<p>Major negative -4</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
setting and enhancing the place through good design.		of hedgerow trees particularly at its eastern boundary help to link the site to its described landscape characteristics. In general, despite the nearby presence of the A52, there is a strong feeling and character of rurality which prevails across the site and its immediate surrounds. Neighbouring landscape features would likely be retained in the event of development, meaning they would help to provide enclosure to new housing. Despite this though, development would urbanise this low density part of Ockbrook, with the prominence of the land altering the character felt within the wider landscape.		
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 an impact on wider views and visual amenity south of Ockbrook. Despite the topography of land seeing it slope away from Cole Lane down towards the Ock Brook, the site is still visible from the roadside through gappy hedgerow. With land rising beyond the watercourse further west, the site's prominence in the foreground would see development make some visual intrusion across what is largely a rural landscape.	Minor negative -1	
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	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. However, as described across 14(1) & 14(2), this part of Ockbrook displays a strong countryside character, with distant views possible	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.	townscape or settlement character?	across and beyond the site looking westwards. Whilst the site is positioned between the A52 and the southern edge of the inset village, the surrounding development between the site and the inset area of Ockbrook is low density. Whilst development would have the opportunity to present a layout and design to compliment surrounding patterns of built-form, a proposal of 28 homes would fundamentally alter the character at this part of the village.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	As explained above in 14(3) it will be difficult for development at this location to conserve or enhance the interrelationship between the landscape and the built environment owing to the surrounding characteristics of the landscape which sees the Ock Brook central to farmland and land used for horse grazing on each side of the watercourse. Whilst there is residential development south, north and east of the site, this is low density and the potential for 28 homes at this location would alter and potentially harm the interrelationship between the landscape and built environment.	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	Despite the rural and countryside character evident at the site, the site itself has little by way of association with any on or immediately off-site heritage assets with no adjacent statutory or non-statutory designations. Ockbrook village Conservation Area is around 320 metres north of the site. A limited number of vehicular movements	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	heritage assets and their settings?	created by development would route through the Conservation Area. However, the limited scale of development means that traffic generated from the site will be minimal and thus any such effect would be insignificant when compared with larger sites.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	As discussed at 14(3), development may find it difficult to reconcile the impact that new homes would have on the landscape at this location considering the low-density development and land-uses that the site is based within. Without any information around a possible scheme's layout and design then it is difficult to understand how development might respect, maintain and strengthen the local character and distinctiveness on a granular basis. However, on a wider level, development would alter these aspects in a slightly detrimental way.	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?	New population at the site offers opportunities for future 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. Ockbrook village has an interesting history, particularly relating in part to the Moravian settlement on the west of the village. As discussed earlier within the assessment, access to public	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		transport is limited – but the nearby urban areas around Derby and Nottingham provide scope to access and 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?	Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment, despite there being two Conservation Areas within the wider village (Moravian Settlement and Ockbrook Village). Whilst development may increase vehicular activity (thus, access) through the village’s two Conservation Areas, its limited scale is such that this effect would be minimal.	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 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 potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site would help to minimise the amount of raw materials.	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations to demonstrate enhanced building performance and reduce its impact on the environment.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>3. Will it result in additional waste?</p>	<p>Development of the site would be expected to have an impact in additional waste being created from the 28 domestic buildings. This impact is limited only by the relatively minor scale of development proposed.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>4. Will it reduce hazardous waste?</p>	<p>Development of this site and type would not be expected to have any level of impact on the production of hazardous waste locally.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>The site falls within ALC Grade 3 (Good to Moderate land). However, information helping to show whether the land falls within a Grade 3a or 3b categorisation is not clear in its conclusion. The land could, if Grade 3a, be best and most versatile land – although the site is not close to the higher Grade 2 land present within the Borough which suggests it is more likely to be Grade 3b (moderate) quality resulting in minimal, if any effect with regards to BMV.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>6. Will it prevent the loss of greenfield land to development?</p>	<p>No, the site is greenfield in its classification (currently farmland). So development would not prevent the loss of greenfield land. The limited scale of site at just 28 dwellings offsets this negative impact.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority and development at this location would require no specific advice over ground stability. 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.</p>	<p>Neutral 0</p>	

Site: CSR-0008a Land north of Draycott

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 462 dwellings would be expected to demonstrate an effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the large scale of proposed development at this location, particularly given its location away from the larger towns in the Borough.</p>	<p>Major positive +2</p>	<p>Major positive +3</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site at an assessed capacity of 462 homes may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough, but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which, due to its undeveloped status, does not contain any existing unfit or vacant dwellings, does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. This results in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it, such as suitable and safe forms of vehicular access to link it to the local road network, the provision of any additional standalone items of infrastructure such as education (except for contributions for additional school places) or retail facilities is unlikely due to the size of site at 462 homes. Notwithstanding, any future development would still be required to make contributions to existing facilities where necessary and where advised by infrastructure providers, but new residents would ultimately be reliant on existing infrastructure provision within Draycott and, reflecting the settlement's excellent public transport links, larger urban centres such as Long Eaton, Derby and Nottingham, rather than enhanced or new</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		standalone provision resulting from the potential development of the site.		
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 (nor is the site being promoted for anything other than new residential development). However, construction activity associated with implementing a site of this scale would be likely to provide a short-term boost to the diversity and quality of jobs locally, particularly through the supply chain into local companies.	Minor positive +1	Major positive +2
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 longer-term. However construction activity associated with implementing a site of this scale, and all the opportunities for support down the supply chain to local companies and businesses, would be likely to provide a short-term boost to employment opportunities locally.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some temporary job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. No other facilities or services are likely to form part of the site which would contribute to rural productivity in terms of employment opportunities. Development of very good quality farmland (Grade 2 in Agricultural	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Land Classification) poses a small risk against this criteria question, with the land being Best & Most Versatile (BMV) farmland should the employment opportunities exist in agricultural enterprises.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. Notwithstanding, the site is somewhat distant from areas of other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs. This is reaffirmed by site's direct proximity to Draycott as a village settlement.	Neutral 0	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.	2. Will it provide business/univers ity clusters?	Potential development on the site would not be of a suitable scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses. It has also been promoted exclusively for residential use.	Neutral 0	
3. Economic Structure and Innovation	3. Will it create jobs in high knowledge	The site would not be of a scale in size, or an appropriate location distant to the larger cities both to the west and east, to accommodate the creation	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	sectors?	of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.		
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, yet still relatively modest, opportunity to live and work within the plan area as a result of a boost in the supply of new dwellings that development at this location would bring. 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?	The site, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>The site benefits from close proximity to Draycott centre, identified for designation as a Village Centre in the current Core Strategy Review (CSR) with the site around 500m north. Also nearby, and accessible as a result of the site being within realistic walking distance of a high frequency bus service along the A6005, are the existing Town Centre at Long Eaton and the two city centres at Derby and Nottingham are within easy reach as a result of the Indigo service run by Trent Barton Buses - linking all of these locations. Other centre's such as Borrowash Local Centre and the proposed Village Centre at Breaston are also accessible along the same public transport corridor. The potential development of 462 units at this location will provide a significant boost to Draycott's retail catchment, with the shops and facilities here expected to be relied upon for day-to-day convenience items and localised services from an enlarged population. Potential development would make a significant contribution to the vitality of Draycott's proposed Village Centre, with other nearby centres also expected to benefit from additional footfall and trade.</p>	<p>Major positive +2</p>	<p>Major positive +2</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The site displays an excellent level of connectivity to nearby recreational trails and formal leisure facilities. However, access to the formal Green and Blue Infrastructure network which exists within the Borough is fairly indirect and requires travel to firstly reach, and to benefit from it. The site is split at its</p>	<p>Major positive +2</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>northern end by the route of the former Derby & Sandiacre Canal, which is now a multi-user recreational trail spanning the entirety of the south of the Borough. The trail offers onward off-road/non-motorised connections to a number of villages and towns throughout the south of the Borough. Further south of the site is the River Derwent (around 1km away), providing waterside access to the centre of Derby. Formal sporting and leisure facilities are also accessible, with frequent public transport services (bus) operating along the A6005 enabling access to West Park Leisure Centre in Long Eaton.</p> <p>The details above confirms the site's excellent level of connectivity to assets within a walkable distance or easily accessible by public transport. This provides potential residents with scope to fulfil an active lifestyle that would lead to better general health outcomes.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>New health facilities would not be expected to form part of the site's possible development as a result of its size and proximity to nearby services, and therefore any future potential development would not improve access to health services through direct provision. Growth in the vicinity of Draycott would likely result in a need to bolster healthcare facilities and infrastructure already present within that neighbourhood due to the arising increase in population. Healthcare facilities, in the form of</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>Overdale Medical Centre at Bridge Field in Breaston or Park Medical Practice in Borrowash (both on the route of the Indigo bus service), may therefore require financial support to delivery any assessed enhancements to capacity (be it medical staff or extensions to estate/facilities) – but a possible development would not by itself improve access to health services.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>As referenced in 5(1), the site’s relative isolation from formal, strategic-scale Green Infrastructure inside Erewash does mean travel would be required to access these recreational assets which exist within the wider area. However, the presence of a nearby leisure centre within the Long Eaton urban area at West Park (around 4.5km away – but accessible via the Indigo bus service and leaving a 500m walk from the bus) does offer opportunities for those living at the potential development site to undertake in recreational physical activity. This is supplemented by the proximity to other assets mentioned at 5(1).</p> <p>At 23.1ha, the site should be large enough in scale to provide sufficient open space to support the lifestyle choices of residents, including opportunities for recreational physical activity – although this is discussed in more detail at 5(4).</p> <p>Whilst it is not expected that the site in isolation can</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		provide new facilities which help increase opportunities for recreational physical activity, the site does link to assets which residents would be able to benefit from – such as the Former Derby & Sandiacre Canal multiuser trail, and public rights of way which extend out into the countryside.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	A site of such scale at 23.1ha and the resident population present will need to be supported by adequate new open space on site to help with leisure, recreational and amenity needs. Whilst there are no details which support the type, scale or actual location of the new open/green space, a potential development of this size would require significant open space for good planning, contributing to a sense of place and good design – in addition to providing sufficient space for recreational and leisure needs. Due to the land within site boundaries being private (farmland), any open space provided here would add to the current network of assets. The size of the site is so large that it would be unlikely that developer contributions would be needed to improve other green space assets located throughout Draycott.	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 site is mainly located within Grade 2 agricultural land (Very Good) quality land), with a small area of Grade 3 (Good to Moderate) located at the northern end of the site. Development would see active and Best and Most Versatile (BMV) lost farmland lost.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Consequently, this would impact negatively on improving access to local food growing opportunities. There may be scope to identify a retained smaller area of land as part of the wider site which can maintain local crop/food growing, although such detail has not been shared by the site promoter via an indicative site masterplan. At 23.1ha, the high scale of agricultural loss, including a large proportion of very good farmland lost to development, justifies the assessed impact.		
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 construction of 462 homes at this location would result in the urbanising of currently private greenfield land in agricultural use, giving rise to the heightened convergence of additional population from within the wider locality in addition to those who already pass through the northern part of the site as part of their travel along the Former Derby & Sandiacre Canal (now a multi-user recreational trail). As a result, incidences of crime typically associated with property and motor vehicles are very likely to increase from a zero baseline - even if only to a minor extent. This would also likely heighten the fear of crime in the wider locality. The opportunity to reduce incidences and fear of <i>rural</i> crime through the site's potential development is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
6. Community Safety To improve community	2. Will it contribute to a	The land upon which this site would be developed has little within it that would contribute to it being	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safety, reduce crime and the fear of crime.	safe and secure built environment?	considered as 'built environment', with it located within a partly built-up setting on the edge of Draycott. Consequently, safety and security of the built environment is not an existing concern, with the site's development likely to result in an expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design & landscaping of a scheme, it would not be able to alleviate all concern and as such, delivery of the site would result in a net increase in the potential for safety and security issues relating to the built environment when compared with the existing character of the land.	-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, the associated increase in the local population in close vicinity to the Former Derby & Sandiacre Canal could contribute to investment into its development as an important cultural asset. Increased population within Draycott should mean that existing assets throughout the locality, and in locations that are easily accessible in the wider area, are likely to be further supported, with their prospects for protection enhanced. Development of the site by itself could not justify the enhancement of existing cultural assets, although the impact of a development of this scale and how it would increase the population may lead to greater interaction with local culture and assets such as the former Canal. This could provide some,	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		albeit modest, impetus for investment to enhance assets.		
<p>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.</p>	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Potential development of this site would result in a notable increase in Draycott's population located in-between the Derby and Long Eaton (Nottingham) urban areas. This will increase the proportion of the overall plan area's population who are able to access and engage with community activities at local facilities – although it must be recognised that community activities are likely to be more plentiful in scale and range in nearby places such as Borrowash and Long Eaton than the current provision which exists within Draycott, owing to the marked difference in populations. However, the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and unknown.	Neutral 0	
<p>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.</p>	3. Will it increase the number of facilities e.g. shops, community centres?	It is unlikely that the site's potential development, even at 462 homes, would lead to the creation of brand new facilities in nearby centres – in this instance the proposed Village Centre at Draycott. Whilst in all likelihood not contributing to an increase in the number and range of facilities within the proposed Village Centre, development of 462 homes and the resulting population at this location would also not result in the loss of facilities either. In reality, new inhabitants at the site would make a notable contribution in helping to sustain the continued	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		availability of local facilities throughout the village, and the vitality of the proposed Village Centre as a whole – a scenario referred to at 4(1).		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	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?	The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in the south of the Borough. At 462 homes, it is not thought that the site at this scale would be large enough to adequately support major enhancements and upgrades to the current road or public transport network. Whilst no supporting information has been supplied, access to the site would be to Hopwell Road north of the railway line. Traffic modelling carried out for the Council indicates that for the AM peak, traffic routing north to the junction with the B5010 would encounter a junction operating in excess of 100% - although other localised junctions towards the centre of Draycott are	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>operating at acceptable levels until reaching Borrowash to the west. Modelled conditions are more acceptable during the PM peak, with the Hopwell Road/B5010 junction far more functional – although the same capacity issues remain at Borrowash. This suggests off-site mitigation may be necessary at locations west along the A6005 to ensure the maintenance of a safe and functional highway network – particularly through the addition of a sizeable number of trips from this site. The site does benefit however from a high quality public transport corridor passing close to its southern boundary (around 500m). As discussed, the Indigo services serve the site around every 20 minutes throughout the day. The scale of development by itself is unlikely to result in a greater frequency of services than what already exists, but any potential development here would make strong use of the current transport infrastructure – this includes the off-road, non-motorised former Canal route which links a number of villages and higher order settlements. A notable negative is the lack of dedicated on-road bus lanes means public transport needs to share the same road space as private motor vehicles, lessening its effectiveness at peak times.</p>		
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce</p>	<p>2. Will it help to develop a transport network that</p>	<p>As considered at 8(1), the site is reasonably well located to capitalise on a nearby public transport corridor along the A6005 which provides links the cities of Nottingham and Derby at each end of this</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>minimises the impact on the environment?</p>	<p>road. The development itself would be expected to integrate into the existing transport network due to being of insufficient scale which could justify (through cost/viability) the construction of new access or relief road(s). In combination with other potential developments along the A6005 corridor, there could be potential to work with public transport providers to add capacity to fleet or service frequencies, although that is beyond the remit of considering the effects from this individual site. However, the site's location close to the route of a relatively high frequency bus service does demonstrate some scope to consider how public transport could play a greater role in offsetting the expected number of private car trips. This could also see greater utilisation of the former Canal, enabling non-motorised trips to be taken throughout the south of the Borough. This would offset some, but not all car journeys made, whilst also aiding the leisure and recreational opportunities available close by to the site. However, due to the large scale of development, it is expected that the existing transport network would encounter stress which would subject infrastructure to pressures.</p>		
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car,</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging</p>	<p>The reasons set out at 8(1) and 8(2) help to demonstrate the site's locational benefits in relation to public transport, and the opportunities presented to enable future residents of the site to access bus services which allows access to nearby large towns</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
improve accessibility to jobs and services for all and to improve travel choice and accessibility.	alternative modes of transport?	and cities. Any future development will not reduce journeys undertaken by the car, and the likelihood is journeys will increase as a result of 462 additional homes. The proximity to a frequent bus service offsets the negative sustainability impacts somewhat, as does the excellent access to the off-road multi-user trail alongside the route of the former Derby & Sandiacre Canal offering opportunities to walk and cycle in a non-vehicular environment. Whilst the use of such infrastructure is not mandated upon any individual household, its availability is of benefit and allows for the opportunity to reduce increases in the use of the private car, offsetting the worst of the impacts.		
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 potential development of the site has some scope to increase accessibility to services and facilities by virtue of its location which has been described elsewhere in Section 8 of this assessment. Collectively, access to a proposed Village Centre at Draycott by foot, a Local Centre at Borrowash by bus, cycle and foot and likewise for Long Eaton (with public transport access also to Nottingham & Derby city centre's), suggests that development could increase accessibility to services and facilities – although the development by itself would not be expected to deliver new services and facilities, offsetting somewhat the scale of positive score that would otherwise have been awarded for this question.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>1. Will it make efficient use of brownfield land?</p>	<p>No. The site is entirely greenfield in its classification, so development would not be making efficient use of brownfield land.</p>	<p>Major negative -2</p>	<p>Major negative -2</p>
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>2. Will it minimise impact on the biodiversity interests of land?</p>	<p>Development would likely see an altered relationship between the site and the natural environment. With the site in long-term agricultural use, biodiversity levels within the site's boundaries will largely be basic and limited as a consequence of agricultural practices over several decades. The site has no statutory or non-statutory wildlife designations on-site, although Johnson Play Area, a local wildlife site designated in acknowledgement of its notable unimproved neutral grassland habitat, directly adjoins the site to its east. It is expected that the site under assessment supports a lower level of biodiversity, but still notable as a result of the lengthy sections of hedgerow and occasional hedgerow trees that can be found around the perimeter, and which also pass through the site. A plantation of trees at the northern end of the site just south of the Former Derby & Sandiacre Canal is also like to support minor levels of biodiversity. An absence of indicative layout details means it is unknown if these landscape/biodiversity features would be retained in the event of the site's future development. However,</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		notwithstanding any mitigation requirements necessary through BNG, the retention of features supporting low-level biodiversity as described above should avoid pronounced impacts.		
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 approximately 462 homes would inevitably result in additional energy use owing to the land's relatively 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 a developed site. Whilst community energy schemes have the possibility of being pursued, this would still result in a notable increase in energy use in excess of the current baseline level.	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 a substantial number of new homes would make a notable contribution to the energy efficiency of building stock within the plan area given 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	3. Will it support the generation and use of renewable	Whilst major development sites of this scale have the potential to support the generation and use of renewable energy, it will be for masterplanning of the site to a level more detailed than the information	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
low-carbon energy resource, reducing dependency on non-renewable sources.	energy?	supplied to date, to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can supply energy back to networks.		
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?	Developments of this scale do offer greater opportunity to explore the practicalities of introducing community energy systems. 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?	All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. A potentially significant number of future homes would therefore be built with climate change resilience in mind, helping to a reasonable degree in constructing housing stock in the Borough that is better equipped to adapt to changing climatic conditions.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and	1. Will it increase levels of air, noise and	Given the existing land-use of the site classified as a greenfield location, its redevelopment for housing would result in modest increases in day-to-day air	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>minimise the risk posed by air, noise and other types of pollution.</p>	<p>other types of pollution?</p>	<p>and noise pollution. The scale of the site at 462 dwellings moderates the impact of such increases a little – as well as the site’s close relationship with the built-up environment on the fringes of Draycott, which sees a sizeable number of other domestic properties generating small levels of pollution. Should new homes be built at this site, building regulations would influence higher levels of efficiency than the overriding majority of existing surrounding housing stock. Notwithstanding, the altered conditions away from the current baseline which sees the land in an agricultural use still results in a negative impact.</p>		
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>The entirety of the 24.1ha site is located within the Environment Agency’s Flood Zone 1. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, particularly on a large-scale size, would likely contribute to an altered hydrology around nearby watercourses. Whilst away from this site, the nearby floodplain of the Golden Brook (and a joining drainage by-pass stream) is only around 300m to the east. Future development of the land at this site would require careful planning to ensure that adequate natural drainage which the site is currently capable of can continue to occur.</p>	<p>Minor positive +1</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Potential development of the site would be unlikely to improve water quality within the wider water cycle. Care would need to be taken regarding controlling surface run-off from the development in small drainage channels in the area. This could be achieved through the introduction of a standard sewer and drainage system established to control the movement of water – but water quality is not unlikely to be improved by a potential development.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from each of the 462 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources and supplies.	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?	The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of	5. Will it cause a deterioration of Water	As confirmed by 12(1), the absence of watercourses, main or otherwise, within the site boundaries indicates that any future development would not be	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
flooding and to conserve and improve water quality.	Framework Directive status or potential of on-site watercourses?	likely to cause any deterioration to WFD status.		
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 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?	Further to the information presented at 9(2), the site itself does not host any formal statutory or non-statutory biodiversity assets (although a local wildlife site adjoins to its east). However, the site has not been surveyed for the purposes of SA assessment, so it is possible that the land and extensive enclosing boundaries/hedgerow around its periphery, in addition to an area of woodland within the north of the site, will in all likelihood support low-level biodiversity. Due to the large site and lengthy enclosing features, it is expected that development would make every effort to incorporate these features into a scheme in recognition of their contribution to biodiversity and supporting networks. Combined with the requirements of BNG which moderates potential harmful impacts, it is assessed	Neutral 0	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		that development could occur without any impact arising to protected species or biodiversity in general.		
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?	Yes. Potential development of sites such as this can help to deliver biodiversity net gain, with more flexibility available as a result of the area larger sites have to create the habitats necessary to support species. Even allowing for this, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be made on-site. That being said, on-site gains would result in more significant localised benefits in sustainability terms, and with the site totalling 24.1ha in size and benefiting from a varied range of conditions across it, it is thought that any development at this location could comfortably accommodate new habitat(s) which deliver net gains in biodiversity, and also create new ecological networks within the wider site.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	3. Will it conserve and enhance the geological environment?	Potential 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.). However, no Regionally Important Geomorphological Site designation is present within the site's boundaries and the scale and consistent topography of the site is such that effects would be negligible at	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		most.		
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?	Development could potentially provide a small increase, enhancing woodland cover by virtue of any future development. As described at 9(2), current on-site coverage is limited to isolated hedgerow trees within the site, and in more frequency around the periphery of the site. However, no information has been provided which indicates that additional woodland cover will be established in the event of development and then subsequently managed.	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?	No information has been provided by the site promoter which indicates the possibility of new open or green space as part of a potential development site. However, development of this scale would be expected to provide a notable amount of open/green space. Provision would be required to support the residents informal leisure and recreational activities whilst the incorporation of green space would contribute towards a 'greening' of the site, offering scope for additional biodiversity. This would also benefit the creation of a high quality urban realm.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	6. Will it improve the quality of existing open space?	Currently, the site is mainly private land although access through the site exists and forms part of a Public Right of Way. No open or green space is presently in place other than the multi-user recreational trail passing through the north of the site, so development would not have any impact or	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.		effect in enhancing the quality of existing open space. There would likely be scope to utilise developer contributions to invest in the condition of the multi-user trail, although with the scale of possible development, it would be unlikely that off-site improvements would be necessary or indeed justifiable.		
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 relatively distant from the formal Green and Blue Infrastructure networks in the Borough identified by the draft CSR plan, so the potential development of the site would have a negligible impact on the protection or improvement of networks. Non-strategic parts of the network, such as the River Derwent, former Derby and Sandiacre Canal multi-user trail which passes through the north of the site and the network of Public Rights of Way (PRoW) which enable access to nearby settlements, are likely to see increased walking and cycling activity should development occur at the site. However, even at 462 homes, it is not thought this site in isolation would represent a scale that would justify the improvement of these parts of the G&BI network – although the additional activity from new users of the network will be of notable benefit in making a case for investment.	Neutral 0	
14. Landscape and Built Environment To protect and enhance	1. Does it respect or preserve	The site is located within the Trent Valley Washlands landscape area, and more specifically, forms part of a more specific Lowland Village Farmlands	Major negative -2	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	identified landscape character?	landscape type. The site displays a reasonably strong conformity with the specified characteristics identified by work undertaken by Derbyshire County Council in its Landscape Character Assessment (LCA). This is particularly notable in regard to the consistently flat topography, thinly scattered hedgerow trees and hedgerows which enclose medium to large fields. Consequently, the area in which the site is located in benefits from clear, unimpeded visibility across the wider landscape. Views from Hopwell Road, which provides small sections of the site's western boundary, emphasise the openness which exists across land north of Draycott. Any development at this location, between the northern edge of Draycott and the route of the former Canal would fundamentally alter the largely open landscape in this part of the Borough.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	As described by 14(1), the landscape north of Draycott is characterised by its flat topography, allowing for distant views across medium-to-large sized agricultural fields. Development of such scale at 462 homes spanning land between the edge of the built-up area and the route of the former Canal (approximately 600m) would result in significant visual intrusion, substantially altering the character of the landscape and urbanising a sizeable area of land north of the railway line which has proven effective in limiting the expansion of the village into surrounding countryside.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>The site is not extensively visible from adjoining built-up area except from homes and buildings adjoining the railway line and when north of the railway and travelling away from the village on Hopwell Road. Housing development close to the site consists of a diverse range of styles and construction age, resulting in a mixed townscape that has little discernible character or building style which requires any degree of conformity to. Whilst no design of any future development exists to critique in a more detailed manner, the general concept of development at this location is likely to change the character on the fringe of the village – although for the reasons above, the scale of change cannot be fully assessed in the absence of detailed proposals.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>The relationship between the built environment and the landscape that the site forms part of is very much characterised by the regularised edge of village that the passing section of railway has historically influenced. As highlighted at 14(2), the railway has acted as a notable barrier to Draycott's growth northwards over several decades. This has created a stark and visual divide between the built environment and the largely agricultural land which exists north of the line. Development at the site would have a sizeable impact on current</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		interrelationship with construction seeing village extend out into largely open countryside.		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The site has a reasonably strong relationship with adjacent and nearby heritage assets. Railway bridges at Hopwell Road and beyond Town End Road (both Grade II Listed) would be expected to carry vehicles across the railway line in order to access the site – although Hopwell Road would contribute substantially more to this end. The distinguished Victoria Mill (Grade II) rises above the village's townscape, with Draycott Conservation Area located around 300m south of the site. Development of the site would see additional traffic generated, which if routing southwards to access the A6005, would take a sizeable number of additional vehicles through the Draycott CA. This may serve to have a detrimental impact on the setting of the CA with the Hopwell Road/A6005 junction on its very fringe. However, traffic routing north from the site to the B5010 would have no impacts on the Draycott CA, minimising the assessed level of impact.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/</p>	<p>Further to the commentary at 14(1) to 14(4), development at the site is likely to impact on existing local/landscape character given its location. Whilst not a statutory or non-statutory designation, the reopened section of the Derby & Sandiacre Canal has strong links to the wider area's heritage – with its completion occurring in the late-1700s. Development</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	townscape character?	in its vicinity will alter the relationship Draycott has with the Canal (despite it being filled through this section), with potential for harm as a consequence of seeing development extend out as far as the former Canal.		
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?	New inhabitants at the site offers opportunities for new the 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. Draycott village has a limited range of cultural activities owing to its size, although there are several Listed Buildings (Draycott Mill, Draycott Hall and Victoria Mill) and many Local Buildings of Interest throughout the village, demonstrating a good level of heritage interest in the wider area. However, the site would also be in fairly close proximity to the A6005 and a frequent bus service linking Nottingham and Derby – this would enable good access to a more comprehensive network of cultural activities, heritage and assets.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture	4. Will it protect or improve access and enjoyment of the historic	Any future development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Development would be likely to increase vehicular activity (thus, access) through the nearby Draycott	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and heritage.	environment?	Conservation Area (300m south of the site), with the scale of additional traffic as explained at 15(1) being such that it has the potential to result in minor harm to the character of the Conservation Area. An increased interaction between vehicles and the wider historic environment might result in a negative effect which cancels out any potential benefit of bringing a sizeable new population close to the historic environment.		
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?	The potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the scale of site at around 462 homes would help to minimise the volume of raw materials used.	Minor negative -1	Major negative -7
16. Natural Resources and Waste Management To prudently manage the natural resources of the	2. Will it promote the use of sustainable design,	Development of this site by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.	materials and construction techniques?	regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations to demonstrate enhanced building performance and reduce its 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?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 462 domestic properties on an ongoing, day-to-day basis.	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 and type would not be expected to have any level of impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the	5. Will it protect the best and most versatile (BMV)	No. The land forms part of an area of farmland surrounding Draycott which is mainly categorised as Grade 2 (Very Good) within the Agricultural Land Classification, although a small northern section	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.	agricultural land?	appears to fall within Grade 3 (Moderate to Good). Development would see approximately 20ha of BMV agricultural land lost, which is a significant proportion of Grade 2 land within the Borough.		
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 a sizeable area 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 and waste.	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority and development at this location would require no specific advice over ground stability. 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: CSR-0008b Land west of Draycott

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 286 dwellings would be expected to demonstrate an effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the larger scale of proposed development at this location.</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site at 286 homes may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough, but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which, due to its undeveloped status, does not contain any existing unfit or vacant dwellings, does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. This results in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it, such as suitable and safe forms of vehicular access to link it to the local road network, the provision of any additional standalone items of infrastructure such as education (except for contributions for additional school places) or retail facilities is unlikely due to the size of site at 286 homes. Notwithstanding, any future development would still be required to make contributions to existing facilities where necessary, but new residents would ultimately be reliant on existing infrastructure provision within Draycott and, reflecting the settlement's excellent public transport links, larger urban centres such as Long Eaton, Derby and Nottingham, rather than enhanced or new standalone provision resulting from the potential development of the site.</p>	<p>Minor positive +1</p>	

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 is not of a scale that would provide for land or uses that might improve the diversity and quality of jobs in the long-term. Notwithstanding this, construction activity associated with the site's implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development and period of time the site would be under construction.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However, construction activity associated with the site's implementation would result in a short-term stimulus to employment opportunities locally in the construction and building sector. But this would be unlikely to result in strong effect on this criteria question over the long-term covering the plan period.	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(1) & 2(2), however such opportunities are unlikely to benefit rural productivity specifically. The site has historically fell under an agricultural use, with mapping of Agricultural Land Classification shows	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		land here assessed as Grade 2 (Very Good quality), constituting the best and most versatile land agricultural land. Regardless of the grading of farmland, the promoted number of homes at this location would make only limited contribution to rural productivity, not least because of the edge-of-urban location which sees economic activity generally focused more on urban conurbations to the west (Derby) and east (Nottingham).		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. Notwithstanding, the site is somewhat distant from areas of other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs. This is reaffirmed by site's direct proximity to Draycott as a village settlement.	Neutral 0	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.	2. Will it provide business/university clusters?	Potential development on the site would not be of a suitable scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses. It has also been promoted exclusively for residential uses.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The site would not be of a scale in size, or an appropriate location distant to the larger cities both to the west and east, to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater, yet still relatively modest, opportunity to live and work within the plan area as a result of a boost in the supply of new dwellings that development at this location would bring. The link between attracting graduates specifically and provision of new dwellings on this site however is weak.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>The site benefits from close proximity to Draycott centre, identified for designation as a Village Centre in the current Core Strategy Review (CSR) with the site 800m west. Also nearby, and accessible as a result of the site adjoining a high frequency bus service along the A6005, are the existing Local Centre of Borrowwash – whilst Long Eaton Town Centre and the two city centres at Derby and Nottingham are within easy reach as a result of the Indigo service run by Trent Barton Buses linking all of these locations. The potential development of 286 units at this location will provide a significant boost to Draycott’s retail catchment, with the shops and facilities here expected to be relied upon for day-to-day convenience items and localised services from the enlarged population. Potential development would make a significant contribution to the vitality of Draycott’s proposed Village Centre as well as Borrowwash’s Local Centre to a lesser extent.</p>	<p>Major positive +2</p>	<p>Major positive +2</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The site displays an excellent level of connectivity to nearby recreational trails and formal leisure facilities. However, access to the formal Green and Blue Infrastructure network which exists within the Borough is fairly indirect and requires travel to firstly reach, and to benefit from it. The site is split in half by the route of the former Derby & Sandiacre Canal, which is now a multi-user recreational trail spanning the entirety of the south of the Borough,</p>	<p>Major positive +2</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>with onward off-road/non-motorised connections possible to a number of villages and towns. Slightly south of the site is the River Derwent around 600m away, providing access to the centre of Derby. Formal sporting and leisure facilities are also accessible, with frequent public transport services (bus) operating along the A6005 enabling access to West Park Leisure Centre in Long Eaton.</p> <p>The details above confirms the site's excellent level of connectivity to assets within a walkable distance or easily accessible by public transport. This provides potential residents with scope to fulfil an active lifestyle that would lead to better general health outcomes.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>New health facilities would not be expected to form part of the site's possible development as a result of its size and proximity to nearby services, and therefore any future potential development would not improve access to health services through direct provision. Growth in the vicinity of Draycott would likely result in a need to bolster healthcare facilities and infrastructure already present within that neighbourhood due to the arising increase in population. Healthcare facilities, in the form of Overdale Medical Centre at Bridge Field in Breaston or Park Medical Practice in Borrowash (both on the route of the Indigo bus service), may therefore require financial support to delivery any</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		assessed enhancements to capacity (be it medical staff or extensions to estate/facilities) – but a possible development would not by itself improve access to health services.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	<p>As referenced in 5(1), the site’s relative isolation from formal, strategic-scale Green Infrastructure inside Erewash does mean travel would be required to access these recreational assets which exist within the wider area. However, the presence of a nearby leisure centre within the Long Eaton urban area at West Park (around 5km away – but accessible via the Indigo bus service and leaving a 500m walk from the bus) does offer opportunities for those living at the potential development site to undertake in recreational physical activity. This is supplemented by the proximity to other assets mentioned at 5(1).</p> <p>Despite the site totalling approximately 11.9ha in size, the site itself would be unlikely to big significant enough in scale to contribute to a network of new green or open spaces to the extent that the assets would directly and tangibly increase opportunities for recreational physical activity for inhabitants of a developed site here – alternatively relying on nearby assets such as the directly adjoining Former Derby & Sandiacre Canal for potential future residents to benefit from.</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>With the site sized at 11.9ha, amenity green space will be required as part of development's landscaping and design - although this will likely be incidental in type and scale, and would be unlikely to provide any notable positive effect on this criteria question alone. Scope may exist to deliver green space in conjunction with the Former Canal which divides the site into two distinct parcels. There is no open space situated within the wider site's boundaries given its private farmland status, so development would not have any impact or effect in enhancing the quality of existing open space either. Potential for enhancing nearby open space is limited, with parks and green space within Draycott relatively distant from the site and positioned between the proposed Village Centre and the railway line.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>5. Will it improve access to local food growing opportunities?</p>	<p>Given its agricultural use (Grade 2 (Very Good) quality land), development would see active and Best and Most Versatile (BMV) lost farmland lost. Consequently, this would impact negatively on improving access to local food growing opportunities. There may be scope to identify a retained smaller area of land as part of the wider site which can maintain local crop/food growing, although such detail has not been shared by the site promoter via an indicative site masterplan. At just short of 12ha of farmland, the high scale of agricultural loss, seeing very good farmland lost to</p>	<p>Major negative -2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		development, justifies the assessed impact.		
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>1. Will it reduce crime and the fear of crime?</p>	<p>The construction of 286 homes at this location would result in the urbanising of currently private greenfield land in agricultural use, giving rise to the heightened convergence of additional population from within the wider locality in addition to those who already pass through the centre of the site as part of travel along the Former Derby & Sandiacre Canal (now a multi-user recreational trail). As a result, incidences of crime typically associated with property and motor vehicles are very likely to increase from a zero baseline - even if only to a minor extent. This would also likely heighten the fear of crime in the wider locality. The opportunity to reduce incidences and fear of <i>rural</i> crime through the site's potential development is outweighed by the effects of urbanising the land.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The land upon which this site would be developed has little within it that would contribute to it being considered as 'built environment', with it located within a partly built-up setting on the edge of Draycott. Consequently, safety and security of the built environment is not an existing concern, with the site's development likely to result in an expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design & landscaping of a scheme, it would not be able to</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		alleviate all concern and as such, delivery of the site would result in a net increase in the potential for safety and security issues relating to the built environment when compared with the existing character of the land.		
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, the associated increase in the local population in close vicinity to the Former Derby & Sandiacre Canal could contribute to investment into its development as an important cultural asset. Increased population within Draycott should mean that existing assets throughout the locality, and in locations that are easily accessible in the wider area, are likely to be further supported, with their prospects for protection enhanced. Development of the site by itself could not justify the enhancement of existing cultural assets, although the impact of a development of this scale and how it would increase the population may lead to greater interaction with local culture and assets such as the former Canal. This could provide some, albeit modest, impetus for investment to enhance assets.	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	2. Will it improve access to, encourage engagement with and	Delivery of this site would result in a notable increase in Draycott's population located in-between the Derby and Long Eaton (Nottingham) urban areas. This will increase the proportion of the overall plan area's population who are able to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and to close the gap between the most deprived areas within the plan area.	residents' satisfaction in community activities?	access and engage with community activities at local facilities – although it must be recognised that community activities are likely to be more plentiful in scale and range in nearby places such as Borrowash and Long Eaton than the current provision which exists within Draycott, owing to the marked difference in populations. However, the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and unknown.		
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?	It is unlikely that the site's potential development at 286 homes would lead to the creation of brand new facilities in nearby centres – in this instance the proposed Village Centre at Draycott. Whilst in all likelihood not contributing to an increase in the number and range of facilities within the proposed Village Centre, development of 286 homes and the resulting population at this location would also not result in the loss of facilities either. In reality, new inhabitants at the proposed development site would make a notable contribution in helping to sustain the continued availability of local facilities throughout the village, and the vitality of the proposed Village Centre as a whole – a scenario referred to at 4(1).	Neutral 0	
7. Social Inclusion To promote and support the development and	4. Will it provide for the educational	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	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.	needs of the population?	existing educational 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?	The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in the south-west of the Borough. At 286 homes, it is not thought that the site at this scale would be large enough to adequately support major enhancements and upgrades to the current road or public transport network. Options to provide vehicular access to the site are complicated by the presence of the former Canal and the difference in land levels between the A6005 and the site being assessed. However, access to the A6005 represents the most realistic option – notwithstanding the engineering challenges. Traffic modelling carried out for the Council indicates that a number of junctions around the site have been assessed as operating in excess of 100% of their capacity. This is the case for successive junctions westwards towards Borrowash. Eastwards, all junctions as far as Wilsthorpe roundabout (B6002) are operating at less than 75%, allowing traffic to travel eastwards with a greater degree of ease. This suggests mitigation may be necessary west	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>along the A6005 to ensure the maintenance of a safe and functional highway network – particularly through the addition of a sizeable number of trips from this site. The site does benefit however from a high quality public transport corridor passing adjacent to its southern boundary. As discussed, the Indigo services serve the site Around every 20 minutes throughout the day. The scale of development by itself is unlikely to result in a greater frequency of services than what already exists, but any potential development here would make strong use of the current transport infrastructure – this includes the off-road, non-motorised former Canal route which links a number of villages and higher order settlements. A negative is that the lack of dedicated on-road bus lanes means public transport needs to share the same road space as private motor vehicles, lessening its effectiveness at peak times.</p>		
<p>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</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>As considered at 8(1), the site is well placed to capitalise on a public transport corridor along the A6005 which provides links the cities of Nottingham and Derby at each end of this road. The development itself would be expected to integrate into the existing transport network due to not being of a scale which could justify (through cost/viability) the construction of new access or relief road(s). In combination with other potential developments along the A6005 corridor, there could be potential</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
accessibility.		to work with public transport providers to add capacity to fleet or service frequencies, although that is beyond the remit of considering the effects from this individual site. However, the site's location on the route of a relatively high frequency bus service does demonstrate some scope to consider how public transport could play a greater role in offsetting the expected number of private car trips. This could see greater utilisation of the former Canal, enabling non-motorised trips to be taken throughout the south of the Borough. This would offset some trips made, whilst also aiding the leisure and recreational opportunities available close by to 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.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The reasons explained already at 8(2) and 8(3) help to demonstrate the site's locational benefits in relation to public transport, and the opportunities presented to enable future residents of the site to access bus services which allows access to nearby large towns and cities. Any future development will not reduce journeys undertaken by the car, and the likelihood is journeys will increase as a result of 286 additional homes. The proximity to a frequent bus service offsets the sustainability impacts somewhat, as does the excellent access to the off-road multi-user trail alongside the route of the now partially restored former Derby & Sandiacre Canal offering opportunities to walk and cycle in non-vehicular environments.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Whilst the use of this infrastructure is not mandated upon any individual household, its availability is of benefit and allows for the opportunity to reduce increases in the use of the private car, offsetting the worst of the impacts.		
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 potential development of the site has some scope to increase accessibility to services and facilities by virtue of its location which has been described elsewhere in Section 8 of this assessment. Collectively, access to a proposed Village Centre at Draycott by foot, a Local Centre at Borrowash by bus, cycle and foot and likewise for Long Eaton (with public transport access to city centre's at Nottingham & Derby), suggests that development could increase accessibility to services and facilities – although the development by itself would not be expected to deliver new services and facilities, offsetting somewhat the positive score that would otherwise have been awarded for this question.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land.	Major negative -2	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>2. Will it minimise impact on the biodiversity interests of land?</p>	<p>Development would likely see an altered relationship between the site and the natural environment. With the site historically in an agricultural use, its biodiversity levels within the site's boundaries will largely be basic and limited as a consequence of agricultural practices over several decades. The site has no statutory or non-statutory wildlife designations either on or immediately off-site. However, there will still be some biodiversity supported by the site, not least from the hedgerow and hedgerow trees which flank a relatively newly-restored section of the Derby & Sandiacre Canal, all of which would be expected to be retained in the event of development. The watercourse itself will begin to support burgeoning ecological networks, a position which will strengthen over time. Whilst development would not directly impact on any statutory or non-statutory biodiversity assets, the construction of new homes in the vicinity of a watercourse would result in an impact on the biodiversity interests of the land – notwithstanding mitigation requirements necessary through BNG. However, the retention of features supporting low-level biodiversity should avoid pronounced impacts.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon</p>	<p>1. Will it result in additional energy use?</p>	<p>Development of this site would inevitably result in additional energy use owing to the land's current greenfield, undeveloped status. Potential provision of 286 new homes would see a modest increase in</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
energy resource, reducing dependency on non-renewable sources.		energy usage and demand from the grid at a local level. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an 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 in line with current building regulation requirements would make a small, positive contribution to the energy efficiency of domestic building stock within the plan area.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites of this scale have the potential to support the generation and use of renewable energy, it will be for masterplanning of the site to a level more detailed than the information supplied to date, to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can supply energy back to networks.	Neutral 0	
10. Energy and Climate Change	4. Will it support the development	Developments of this scale do offer greater opportunity to explore the practicalities of	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	of community energy systems?	introducing community energy systems. 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.		
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?	All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest degree in adding housing stock in the Borough better equipped to adapt to changing climatic conditions.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land-use of the site classified as a greenfield location, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The scale of the site at 286 dwellings moderates the impact of such increases – as well as the site’s close relationship with the built-up environment on the fringes of Draycott (with Borrowash located slightly further west), which sees a sizeable number of other domestic properties generating small levels of pollution. Should new homes be built at this site, building regulations would influence higher levels of	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		efficiency than the overriding majority of existing surrounding housing stock. Notwithstanding, the altered conditions away from the current baseline which sees the land in an agricultural use still results in a negative impact.		
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 entirety of the 11.9ha site is located within the Environment Agency's Flood Zone 1. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around nearby watercourses. This is particularly the case now the site spans a section of recently restored canal, part of the wider Former Derby & Sandiacre Canal. Development in the vicinity of this, whilst recognising the site's presence within Flood Zone 1, would require careful planning to ensure that adequate natural drainage which the site is currently capable of can continue to occur.	Minor positive +1	Neutral 0
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. As referred to in 12(1), the site extends either side of a section of recently restored canal, so care would need to be taken regarding controlling surface run-off from the development into these watercourses. This could be achieved through the introduction of a standard sewer and drainage	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		system established to control the movement of water – but water quality is not unlikely to be improved by a potential development.		
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 site is unlikely to assist with the conservation of water given the demand arising from each of the 286 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources.	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?	The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.	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?	As discussed at 12(1) and 12(2), the presence of a section of watercourse as part of the restored Derby & Sandiacre Canal requires care to be taken in ensuring no discharges pass between the site and the watercourse – albeit the Canal is a closed section. Notwithstanding this, it is unlikely that any development would be granted approval which didn't make sufficient provisions for the control of discharge into a neighbouring watercourse to risk	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		worsening WFD status.		
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 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?	Further to the information presented at 9(2), the site itself does not host any formal statutory or non-statutory biodiversity assets. However, the site has not been surveyed for the purposes of SA assessment, so it is possible that the land and enclosing boundaries/hedgerow around its periphery and lining the on-site watercourse will in all likelihood support low-level biodiversity. The presence of protected species is therefore unknown, but with no recognised wildlife sites within or adjacent to the site's boundaries, the assessment of the site considers this a low probability. The reinstated section of waterway as part of wider plans to restore the Derby & Sandiacre Canal indicates that water-based biodiversity will strengthen over coming years, although this has yet to be formally recognised. Assuming that the features mentioned above are retained in recognition of their contribution to biodiversity, potential development could occur	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		without any impacts or harm on protected species or biodiversity in general.		
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?	Yes. Potential development of sites such as this can help to deliver biodiversity net gain, with more flexibility available as a result of the area larger sites have to create the habitats necessary to support species. Even allowing for this, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be made on-site. That being said, on-site gains would result in more significant localised benefits in sustainability terms, and with the site 11.9ha in size and benefiting from a varied range of conditions which includes a closed-section of watercourse running centrally through the site, it is thought that any development at this location could comfortably accommodate new habitat(s) which deliver net gains in biodiversity, and also create new ecological networks within the wider site.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	3. Will it conserve and enhance the geological environment?	Potential 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.). However, no Regionally Important Geomorphological Site designation is present within the site's boundaries and the scale and	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		consistent topography of the site is such that effects would be negligible at most.		
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?	Development would potentially provide a small increase, enhancing woodland cover by virtue of any future development. As described at 9(2), current on-site coverage is limited to hedgerow trees around the periphery of the site, and which also line each side of the small section of waterway recently reopened. No information has been provided which indicates that additional woodland cover will be established and then subsequently managed.	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?	No information has been provided by the site promoter which indicates the possibility of new open or green space as part of a potential development site. A site sized at 11.9ha would be expected to provide an appropriate provision of open/green space to meet the needs of those living at the development, and with a relatively recent restoration of a section of waterway as part of the former Derby & Sandiacre Canal, a notable urban design and landscaping feature, which could be maximised to see open space contribute to a strong sense of place. However, the absence of information means it is unclear as to how new open/space would be delivered in the event of development.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site which extends out from each side of a partially restored Canal waterway, is private land and not accessible to the public – although access through the centre of the site exists and forms part of a Public Right of Way. Within the two separate parcels of land either side of the waterway, no open or green space presently exists, so development would not have any impact or effect in enhancing the quality of existing open space. There would likely be scope to utilise developer contributions to invest in the condition of the multi-user trail, although formal open space facilities are located some way from this site – somewhat negating the benefits from the availability of s106 monies.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?</p>	<p>The site is relatively distant from the formal Green and Blue Infrastructure networks in the Borough identified by the draft CSR plan, so the potential development of the site would have a negligible impact on the protection or improvement of networks. Non-strategic parts of the network, such as the River Derwent, former Derby and Sandiacre Canal multi-user trail which passes centrally through the site and the network of Public Rights of Way (PRoW) which enable access to nearby settlements, are likely to see increased walking and cycling activity should development occur at the</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		site. However, even at 286 homes, it is not thought this site in isolation would represent a scale that would justify the improvement of these parts of the G&BI network – although the additional activity from new users of the network will be of notable benefit.		
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 area, and more specifically, forms part of a more specific Lowland Village Farmlands landscape type. The site displays a reasonably strong conformity with the specified characteristics identified by work undertaken by Derbyshire County Council in its Landscape Character Assessment (LCA). This is particularly notable in regard to the consistently flat topography, thinly scattered hedgerow trees and hedgerows which enclose medium to large fields. Of specific note with regards to landscape, is the visibility across the site which extends for a considerable distance beyond its boundaries as far as Hopwell Hall which sits on elevated ground north of the A52. Whilst at the roadside (A6005) bordering the site to its south, views across the site are slightly obscured by mature trees in the vicinity of the bridge which carries the road over the railway line (particularly to the east of the bridge), to the west, the elevated nature of the road enables a long-range, distant view northwards across the site which looks over the Lowland Village	Major negative -2	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Farmlands north of Draycott. A section of reopened Derby & Sandiacre Canal runs between two distinct land parcels which the site is comprised of. Whilst newly-established, the Canal has been a historic feature of the landscape to the north of the village. In combination with the open and distant views over the site from the railway bridge and further west moving along the A6005, development at this location would make a marked impact in urbanising otherwise open land, particularly to the west of the section of waterway. The lack of containing landscape features means development of any scale would impact harmfully on the landscape that has been assessed at this location.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Further to the information provided in response to 14(1), the site's openness means the land within its boundaries is highly visible, both from the roadside and also whilst following the recreational trail which runs alongside a section of restored Canal. The lack of containing landscape features such as dense tree belts or concentrations of hedgerow trees allow for long-distance views for several kilometres northwards. This ensures a high level of visual prominence for the site, making it sensitive to any change brought about caused by development. The restoration of the Canal offers an opportunity to create an attractive waterside environment, although this would likely be to the detriment of an established, largely unaltered view across open	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		countryside to the north and north-west of Draycott.		
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>From the built-up part of the village immediately east of the site, the land being assessed is largely obscured to the rear of housing along Derby Road, which itself is separated from the site by a railway line which runs through a cutting at this part of Draycott. Housing development close to the site consists of a diverse range of styles and construction age, resulting in a mixed townscape that has little discernible character or building style which requires any degree of conformity to. Whilst no design of any future development exists to critique in a more detailed manner, the general concept of development at this location is likely to change the character on the fringe of the village – although for the reasons above, the scale of change cannot be fully assessed in the absence of detailed proposals.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>Further to commentary at 14(1) and 14(2), the edge of the village where the site is located is influenced strongly by the openness of land extending north, and the presence of a now reopened section of Canal which follows a course around the north of Draycott. Due to this, the potential development of land each side of this section of waterway would make a notable difference to the interrelationship between the landscape (as described at 14(1)) and the adjoining built-up area inside the village. The</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		absence of details plans, proposals etc. complicate the task of understanding how the relationship between the surrounding landscape and the built environment would be in the event of development. However, the gradual urbanising of land along the line of the reopened section of Canal north of the railway line which currently contains village development to its south, would have a transformational, and potentially harmful impact on the present balance between landscape and townscape.		
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 heritage assets with no statutory or non-statutory designations within 100 metres of its boundaries. The nearest heritage asset, the railway bridge at Nooning Lane (a Grade II Listed structure) is around 120 south of the site, south of the A6005 Derby Road. The site's possible development would see additional traffic generated, which if routing eastwards towards Nottingham along the A6005, would take additional vehicles through the Draycott Conservation Area (CA) which is around 1km east. However, with traffic equally likely to route west towards Derby, the traffic generated from the site would be minimal in its effect on the setting and amenity of the CA.	Neutral 0	Neutral 0
15. Heritage To conserve the area's	2. Will it respect, maintain and	Further to the commentary at 14(1) to 14(4), development at the site is likely to impact on	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
heritage and provide better opportunities for people to enjoy culture and heritage.	strengthen the local character and distinctiveness e.g. landscape/ townscape character?	existing local/landscape character given its location. Whilst not a statutory or non-statutory designation, the reopened section of the Derby & Sandiacre Canal has strong links to the wider area's heritage – with its completion occurring in the late-1700s. Development in its vicinity will alter the relationship the Canal has enjoyed for much of its existence with the surrounding landscape, potentially resulting in harm in seeing the waterway enclosed at this location – although there may be some scope for the creation of a high-quality waterside environment.	-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?	New inhabitants at the site offers opportunities for new the 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. Draycott village has a limited range of cultural activities owing to its size, although there are several Listed Buildings (Draycott Mill, Draycott Hall and Victoria Mill) and many Local Buildings of Interest throughout the village, demonstrating a good level of heritage interest in the wider area. However, the site would also be in close proximity to the A6005 and a frequent bus service linking Nottingham and Derby – this would enable good access to a more comprehensive network of	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		cultural activities, heritage and assets.		
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?	Any future development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus, access) through the nearby Draycott Conservation Area (1km east of the site), the limited scale of additional traffic as explained at 15(1) is such that this effect would be minimal. In any case, an increased interaction between vehicles and the wider historic environment might result in a negative effect which cancels out any potential benefit.	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 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 potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site at around 286 homes would help to minimise the volume of raw materials used.	Minor negative -1	Major negative -7

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations to demonstrate enhanced building performance and reduce its impact on the environment.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>3. Will it result in additional waste?</p>	<p>The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 286 domestic properties on an ongoing, day-to-day basis.</p>	<p>Major negative -2</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>4. Will it reduce hazardous waste?</p>	<p>Development of this site and type would not be expected to have any level of impact on the production of hazardous waste locally.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>No. The land forms part of an area of farmland surrounding Draycott categorised as Grade 2 (Very Good) within the Agricultural Land Classification. Development would see 11.9ha of BMV agricultural land lost.</p>	<p>Major negative -2</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>6. Will it prevent the loss of greenfield land to development?</p>	<p>Development of the site would not prevent the loss of a sizeable area of greenfield land.</p>	<p>Major negative -2</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority and development at this location would require no specific advice over ground stability. 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.</p>	<p>Neutral 0</p>	

Site: CSR-0010 Land to rear of 17 Belper Road, Stanley Common

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 16 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing</p>	<p>4. Will it reduce the number of</p>	<p>The site would provide a very limited contribution to an enlargement of the overall stock of 'fit for</p>	<p>Neutral 0</p>	

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stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	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 does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.		
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 nearby settlements including West Hallam and Ilkeston rather than enhanced 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	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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. Agricultural Land Classification records show that the site is of a low grade (grade 4 - poor). Additionally, the site is not currently used for growing crops, instead used for equestrian activity with associated grazing so its development would not directly impact on this element of rural productivity. The loss of such uses would result in other loss of rural productivity but to such a minor scale given the limited size of the site that tangible negative impacts are not expected.	Neutral 0	

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<p>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.</p>	<p>1. Will it provide land and buildings of a type required by businesses?</p>	<p>The site would not be of a scale to provide for land and buildings of a type required by businesses.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>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.</p>	<p>2. Will it provide business/university clusters?</p>	<p>Development on the site would not be of a scale or type to provide for business or university clusters.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The site would not be of a scale to accommodate the creation of new jobs in the long-term, including in high knowledge sectors.</p>	<p>Neutral 0</p>	

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<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area 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, particularly in light of the relatively limited number of new dwellings this site would accommodate.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>The site is not attached to a designated centre, however new population would be reliant on existing services in West Hallam, which is a key settlement with a designated village centre. The effect of this on the vitality of West Hallam would however be negligible, due to the very limited scale of development. Sites attached to key settlements with designated centres, especially those higher up in the settlement hierarchy would have positive effects.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>A very limited number of new homes will add improved quality homes with regards to insulation and other requirements to the borough stock. The site is within walking distance of Stanley Common, although this provides a very limited number of facilities and services. New population from the site will be reliant on services and facilities provided by West Hallam to the east. However, the site would not be within walking distance (within 1km) of West Hallam centre, and therefore would not be expected to encourage healthier lifestyles through take up of more active modes of travel. It is unlikely the site is of a scale to provide its own green spaces network but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>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 to the site are within West Hallam, which is accessible via car.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>The sites location would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent</p>	<p>Neutral 0</p>	

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		that it would directly and tangibly increase opportunities for recreational physical activity internally.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site currently in use for equestrian activities and associated grazing, and so its loss would not directly remove an existing food growing resource. Furthermore, ALC records show that the site is of a poor quality (grade 4). Other sites in the borough could be more easily turned into land to accommodate food growing.	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?	Although relatively limited in scale, delivery of around 16 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	Minor negative -1	Major negative -2

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		likely to increase even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.		
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 an 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. Associated increase in population adjacent to Stanley Common, and nearby to West Hallam means that existing assets in the locality are more 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 population interacting with local	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		culture and assets is likely to provide some – albeit limited given the very limited scale of the site - 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?	Delivery of this site would result in a small increase in population adjacent to Stanley Common and nearby to West Hallam. 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 lack of range of facilities which might provide community activities within it. 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.	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.	3. Will it increase the number of facilities e.g. shops, community centres?	The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	
7. Social Inclusion To promote and support the development and	4. Will it provide for the educational	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	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.	needs of the population?	existing educational 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. However, with the exception of any improvements to site access, the site would not be expected to deliver any enhancements to transport infrastructure. The site is attached to Stanley Common, however offers only a very limited range of facilities and services. New population would ultimately be reliant on the existing road network in order to access West Hallam village centre. It should be noted that there is a failing junction east of the site. The site is very limited in scale, and adding additional traffic would have significant impacts on current capacity.	Neutral 0	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	2. Will it help to develop a transport network that minimises the impact on the environment?	Due to the distance between the site and West Hallam and the weak provision of cycling infrastructure, new population is unlikely to engage with active and sustainable modes of travel in order to access West Hallam. Existing bus services are not reliable for regular travel into West Hallam from the site. Therefore, development would not minimize impact on the environment, as new population would make car journeys to West	Minor negative -1	

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accessibility.		Hallam, and wider locations in the borough. Longer journeys would be made to access jobs. The impact of this would however be mitigated by the very limited scale of the site, which would also mean that its impact on terms of effects from expansion into the countryside is minimised.		
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?	Due to the location of the site, it would not reduce private car journeys. Due to the limited facilities and services available in Stanley Common, new population would be reliant on driving to West Hallam, as well as Ilkeston for a wider range of essential services and facilities. Although this option would not actively reduce car journeys, its very limited scale means the opposite effect would also be minimal but negative nonetheless.	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 unlikely to provide any additional facilities due to its limited scale. Location of the site would allow for good access to West Hallam by car, as well as Ilkeston. Positive effects are limited however as the site is not attached to a key settlement. However, sites attached to key settlements with designated centres would allow for better access to jobs and services with a better scope of travel choice.	Neutral 0	
9. Brownfield Land To make efficient use of	1. Will it make efficient use of	No. The site is entirely greenfield in its classification, so development would not be making	Minor negative	Minor negative

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brownfield land and recognise biodiversity value where appropriate.	brownfield land?	efficient use of brownfield land. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	-1	-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 but the site is currently used for equine purposes and this reduces the likelihood of it supporting higher levels of biodiversity due to the managed and intensified nature of the land's usage. There are few habitat features across the site, although established trees and hedgerows exist along the northern and western site boundaries. These however could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to positively minimise impact on biodiversity interests of the land for the reasons considered above.	Neutral 0	
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?	Development of housing on this site, even if very limited in scale, would inevitably result in additional energy use, owing to the land's current greenfield status. Provision of around 16 new homes would result in a small increase in energy usage. Renewable energy schemes could offset this impact, however this would still result in increased energy usage above the current baseline.	Minor negative -1	Minor positive +1
10. Energy and Climate Change	2. Will it improve energy efficiency	The construction of this number of new homes would make a small contribution to the energy	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	of the building stock within the Plan area?	efficiency of domestic building stock within the plan area in line with building regulation requirements.	+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?	As a small site, capacity for support and use of renewable energy will be highly limited. Provisions for use of renewable energy generation if any will be outlined at the detailed masterplanning stage.	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?	Due to the limited scale of this site, development of the site would not be expected to support community energy systems. However, options may be explored at the detailed master planning stage.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes that might potentially be 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 can adapt to the effects of climate change. The addition of new homes at this location would give rise to a notable number of new domestic	Minor positive +1	

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		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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (around 16 dwellings) severely limits the extent of this effect, though it is still a negative one.	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 is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Minor positive +1
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. The nearest watercourse to the site is Stanley Brook, situated approximately 75m east of the site.	Neutral 0	

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and improve water quality.		Development of the site would be highly unlikely to have any negative impacts of the water quality of this asset, via associated run off risk, given the lack of risk increasing factors, such as topography. It is expected that any potential negative impacts would be mitigated before development commenced, and suitable drainage provided on site.		
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 site is unlikely to assist with the conservation of water given the demand arising from every domestic property.	Minor negative -1	
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?	Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 16 dwellings a development of this scale would have a more limited impact than a larger alternative.	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?	As discussed at 12(2), it is extremely unlikely that development at this location would result in increased risk of deterioration of the nearby watercourse and Water Framework Directive.	Neutral 0	

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<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the retention of trees and hedgerows which make up the external boundaries of the site would be possible.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.</p>	<p>Minor positive +1</p>	

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<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along the north boundary of the site, where the edge of a small area of woodland is situated. This could be retained as part of a masterplan as the site does not extend beyond this. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>With the site very small at only 0.8 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green &</p>	<p>6. Will it improve the quality of</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or</p>	<p>Neutral 0</p>	

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Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	existing open space?	green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.		
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?	No, there are no Green or Blue Infrastructure Networks on or nearby the site, and so the site would not make any contributions to encouraging further use of, or protection of GI Networks. The limited scale of the site means that any contributions would be negligible.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Nottinghamshire, Derbyshire and Yorkshire Coalfield character area, and more specifically, forms part of the Coalfield Village Farmlands. The site displays a small amount of conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. However, the site is nestled within the visual extent of Stanley Common, encompassed by built form directly to its north and west and so is not a critical element of preserving the wider landscape character and provides very limited contribution to it thus would not negatively impact on preservation of the wider landscape character area.	Neutral 0	Neutral 0

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<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>Development at this location would not have a noticeable impact on wider views and visual amenity around the eastern edge of Stanley Common. The site is visually nestled within the eastern extent of Stanley Common with built form present directly to its north and west. Development would also be relatively screened by tree cover on the site boundaries if retained. Development of the site would not therefore represent an incursion on wider landscape visual amenity.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>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. Any future housing at this location would be expected to maintain the general pattern and layout evident in Stanley Common. In effect the site has every opportunity to maintain and potentially enhance settlement character but this is an unknown at this point.</p>	<p>Neutral 0</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>The site has the potential to conserve the interrelationship given its location adjacent to existing built form and its limited extent as well as significant established vegetation assets along its outer boundaries which could be retained as part of a redevelopment. Its development would leave an area of open countryside to the south-east, and as a result a buffer would further conserve the</p>	<p>Neutral 0</p>	

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place through good design.		interrelationship, although development would not enhance it.		
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 heritage assets with no statutory or non-statutory designations within 400 metres of its boundaries. In order for new population to access services and facilities, development would generate additional traffic through the West Hallam Conservation Area. The limited scale of development means that traffic generated from the site will be minimal and thus any such effect would be insignificant when compared with a larger site.	Neutral 0	Neutral 0
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage	A slightly 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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	and to participate in cultural activities?	access to in order to learn more about local heritage present in the wider locality. Stanley Common village has a limited range of cultural activities owing to its size, but the site would also be a short drive from West Hallam and Ilkeston. However, location of the site would not offer better opportunities to access a wider range of cultural activities in the Nottingham and Derby.		
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 of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus, access) through West Hallam's Conservation Area, its limited scale is such that this effect would be minimal. In any case, an increased interaction of vehicles with the historic environment might result in negative effect which cancels out any potential benefit.	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 Management To prudently manage the natural resources of the	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. Construction would likely see an increase in the	Minor negative -1	Minor negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.		consumption of raw materials, although this would be very minor.		
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. This is largely subject to national building regulations, although local planning policy does look to encourage sustainable design in order to mitigate against climate change. 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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>While the site is used for agricultural purposes (grazing), it falls within ALC Grade 4, and so it of much poorer quality in comparison to other sites. As a result, development of this site would not lead to the loss of the best and most versatile agricultural land in the borough.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>6. Will it prevent the loss of greenfield land to development?</p>	<p>No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>The entire site sits within a Coal Authority Risk Areas. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.</p>	<p>Neutral 0</p>	

Site: CSR-0011 West of Sandiacre

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 180 dwellings would not be expected to result in a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the rather limited scale of proposed development when compared to the Borough's current housing stock.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough, but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which, due to its undeveloped status, does not contain any existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes, resulting in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it, such as suitable and safe forms of vehicular access to link it to the local road network, the provision of any additional infrastructure such as education (except for contributions for additional school places) or retail facilities would not be likely due to the limited size of site. Notwithstanding, any future development would still be required to make contributions to existing facilities where necessary, but new residents would ultimately be reliant on the existing infrastructure provision within Sandiacre (as part of the Long Eaton urban area), rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	

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 is not of a scale that would provide for land or uses that might improve the diversity and quality of jobs in the long-term. Notwithstanding this, construction activity associated with the site's implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment ?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However, construction activity associated with the site's implementation would result in a short-term stimulus to employment opportunities locally in the construction sector. But this would be unlikely to result in strong effect on this criteria question given the limited scale of development under assessment.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	The site directly adjoins the Long Eaton urban area and is separated from the rural parts of the Borough by the M1 motorway. As a result of this, any link between a possible development of the site (which as promoted, only involves housing development) and rural productivity is extremely unlikely to exist.	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.	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. It has been promoted only for potential residential use. Notwithstanding, the site is located away from other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs given the site adjoins an almost exclusively housing neighbouring in the north of Sandiacre.	Neutral 0	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.	2. Will it provide business/university clusters?	Potential development on the site would not be of a scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses.	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 in size, or an appropriate location in a semi-urban environment split broadly between residential and agricultural land, to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this purpose.	Neutral 0	
3. Economic Structure and Innovation	4. Will it encourage	The population in general – including graduates – would be afforded a greater, yet still relatively	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	graduates to live and work within the Plan area?	modest, opportunity to live and work within the plan area as a result of a small boost in the supply of new dwellings that development at this location would bring. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively small number of new dwellings this site would be able to accommodate.		
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, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	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?	Potential development of this site would result in notable increase in Sandiacre's population, with new inhabitants likely to be reliant on existing nearby facilities for convenience-led goods. Reflecting Sandiacre's role in providing services and retail of a commensurate scale to its population, the new households within Sandiacre would be expected to rely upon shops and facilities in the Local Centre designation (located 1.5km south-east) for day-to-day items. The Local Centre is accessible from the regular (every 20 mins throughout the day) i4 bus service, with a stop	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		located 300m away from the site on Cloudside Road. The additional boost of population from development would provide a notable benefit to services present within the Local Centre, helping to support trade and enhance the overall vitality of Sandiacre's shopping centre.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	Access to the formal Green and Blue Infrastructure network inside Erewash is reasonable, with the Erewash Strategic Green Infrastructure Corridor around 700m east of the site. The site also adjoins Stony Clouds Local Nature Reserve, with a number of formal and informal paths crossing the site, with links to public rights of way (PRoW) achievable from the site. Indeed, a PRoW crosses this site, crossing the M1 motorway by footbridge before linking into a wider PRoW network expanding out into the central rural part of the Borough. So whilst the site itself is not of a sufficiently large scale to provide its own green space network, assets within a walkable distance of the site do provide potential residents with an opportunity to fulfil an active lifestyle that would lead to better general health.	Minor positive +1	Major positive +2
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 site's possible development as a result of the site's promoted capacity at 180 homes, and therefore its potential development would not improve access to health services through direct provision, or in any likelihood result in a need to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		provide new, standalone healthcare facilities within Sandiacre due to the consequential population growth. The nearest healthcare facilities to the site are elsewhere within Sandiacre at Adam House Medical Practice approx. 1.8km away, although accessible by the i4 service referenced at 4(1).		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	As referenced at 5(1), the site's access to nearby green spaces (including a Strategic Green Infrastructure corridor) and the PRow network, notably expanding west beyond the M1 motorway, indicates that potential future inhabitants of a development at this location would benefit from high levels of access to what represents an advanced level of network.	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?	Given the limited size of the site, the ability to provide new open space becomes more challenging owing to the need to incorporate sufficient homes to demonstrate development viability. Although amenity green space would be required as part of any development's landscaping and design, this would be likely to be incidental in type and scale, and would be unlikely to provide any demonstrable positive effect on this criteria question alone. There is no open space situated within the site's boundaries given its private status, so development would not have any impact or effect in enhancing the quality of existing open space either. Given the site's size, with 180 homes	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		promoted, there would be an expectation that a developer contribution towards the improvement of existing open space elsewhere within the local area is made.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site forms a small part of farmland situated between the M1 motorway and the rear of properties on Chestnut Grove. Currently, land is being used for horse grazing which sees it not currently contributing to local food growing opportunities. The land in question is assessed as Grade 3 land (Moderate to Good), although national mapping available cannot determine between whether land is Grade 3a or 3b. The loss to housing would have a negative impact on improving access to local food growing opportunities, although the relatively small scale of site and current agricultural inactivity counterbalances the scale of effect.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, the construction of around 180 dwellings at this location would result in expanding the urban area of Sandiacre, encompassing currently private agricultural land (albeit now used for horse grazing). Development would see heightened quantity of visits from population already present within the wider locality. As a result, incidences of common forms of crime, typically associated with property and motor vehicles are highly likely to increase from a zero	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		baseline - even if only to a minor extent. The result of such an increase would also likely heighten (but not reduce) the fear of crime in the wider locality.		
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 developed has little within it that would contribute to it being considered as 'built environment', although it does adjoin existing properties located on the current edge of the built-up area within Sandiacre. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment on previously undeveloped land. Whilst new development would seek to address safety and security concerns in the design and landscaping of a scheme, it would not be able to alleviate all concern 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 character of the land and the area immediately around it.	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	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. The associated increase in population nearby to the Long Eaton urban within Sandiacre means that existing assets in the locality are likely to be afforded greater support and, consequently, result in stronger protection. Development of the site would not	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
plan area.		directly lead to enhancement of existing assets, although an increase in the population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the modest number of homes - 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?	Delivery of this site would result in a modest increase in the Borough's population. This will increase, albeit marginally, the proportion of the overall plan area population able to access and engage with community activities at local facilities within Sandiacre Local Centre. The site would be too limited in scale to provide any additional facilities in isolation, and the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and therefore hard to quantify.	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.	3. Will it increase the number of facilities e.g. shops, community centres?	A potential development of approximately 180 homes is unlikely to be of a scale that would result in a need for new facilities in nearby centres – in this instance, the Local Centre at Sandiacre. Whilst not contributing to an increase in the scale and range of facilities, development of 180 homes and the new population living at this location would also not result in the loss of any facilities either. In reality, new residents would help support the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		continuation of existing facilities being offered - a scenario explained at 4(1).		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	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?	The site is accessed from Larch Drive, using the same access which serves the buildings at Stoney Clouds Farm. Restrictions in accessing the land using a secondary point means that all vehicles would be required to use a single access. This would add stress to local roads and junctions to accommodate a new source of traffic in the local area. Residents of a potential development here would have the option of travelling by bus, with the i4 service being a short walk away from the site. This is a frequent service which links the area to Sandiacre Local Centre, Stapleford District Centre and ultimately to Nottingham City Centre. The opportunity to transfer in Sandiacre also offers access to Derby City Centre also. Close access to a frequent service would see the site benefit from an alternative to the private car, utilising public transport as part of the transport infrastructure	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>available. It is unlikely a scheme of 180 homes would result in improvements to infrastructure but could sustain the viability of existing services which pass through urban areas. Development could also see investment in walking routes towards the Erewash Green Infrastructure (GI) corridor, opening up off-road access to locations such as the centre of Sandiacre, Long Eaton and Ilkeston. These opportunities help to off-set the impacts of the additional cars on the local road network in north Sandiacre.</p>		
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>Following on from 8(1), there are opportunities for development to act as a catalyst for investment in walking routes which help to better connect the site to the adjacent urban area within Sandiacre and the Erewash GI corridor. In terms of motorised travel, the presence of a regular bus service which passes throughout the urban area and offers connectivity to a range of higher order centre's helps to offset the expected level of private car journeys. Whilst these alternatives to the private car can help offset the impact that development would have on the environment, the limited scale of the site at 180 homes is not of a level in which it can make a wholesale difference in minimizing impact by seeing transformative improvements to the transport network which serves this site – effectively maintaining the status quo.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>Further to the information already provided, there would not be an anticipated reduction in journeys undertaken by private car. Whilst there are opportunities to access a range of locations in the wider area via public transport/bus, this would only serve to minimise the likely increase in private car journeys made by the inhabitants of a potential development. The range of alternatives available reduces the negative impact that new housing and additional car trips would otherwise have been assessed.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>The potential development of the site is unlikely to increase accessibility to services and facilities by virtue of its location which has been described elsewhere in this section of assessment. Access levels are restricted, and with the nearest centre at Sandiacre around 1.5km south of the site. This precludes a significant proportion of population from access by foot (or cycling, with no/limited specific infrastructure in place), preventing the ability for the site to increase accessibility to services and facilities. The development by itself would not be expected to deliver new services and facilities due to its more restricted scale, offsetting the positive score assessed to this question.</p>	<p>Neutral 0</p>	
<p>9. Brownfield Land To make efficient use of brownfield land and</p>	<p>1. Will it make efficient use of brownfield</p>	<p>No. The site is entirely greenfield in its classification, so development would not be making efficient use of brownfield land.</p>	<p>Major negative -2</p>	<p>Major negative -3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
recognise biodiversity value where appropriate.	land?			
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?	<p>Development would likely see an altered relationship between the site and the natural environment due to its current status. The site, classified as agricultural, but in use for the grazing of horses/stables during recent years, suggests a lesser likelihood of land supporting higher levels of biodiversity. The presence of a dense tree belt bounding the site between it and the M1 motorway is likely to support some informal biodiversity and contribute to ecological networks. Further groupings of trees are located in the north-eastern part of the site, helping divide an area of stables and outdoor riding arena from the main open enclosure where horse grazing occurs. It would be expected that such boundary features would be retained to ensure amenity for homes, whilst also helping to deliver a well-designed development. Stoney Clouds Local Nature Reserve does directly adjoin the site to its north-east, with a non-statutory Local Wildlife Site actually spanning a small part of the promoted land near the vehicular access to Larch Drive. Working in line with requirements through Biodiversity Net Gain, care is required to ensure any potential future development does not harm neighbouring ecological assets. As a result of the proximity between the site and adjacent and overlapping wildlife assets, the site cannot</p>	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		demonstrate there would be no impact – even if BNG was able to compensate for alterations to ecological conditions on-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?	Development of this site would inevitably result in additional energy use owing to the land's current greenfield, undeveloped status. Provision of 180 new homes would see a modest increase in energy usage and demand from the grid at a local level. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an 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 in line with current building regulation requirements would make a small, positive contribution to the energy efficiency of domestic building stock within the plan area.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	The relatively small scale of the site under assessment for 160 homes means there is less likelihood of any future development having the potential to support the generation of and use of renewable energy for domestic needs. Some scope exists for individual dwellings to capitalise on opportunities for private initiatives such as solar	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		panels on roofs, but this would be voluntary and not realistic to be expected to be utilised at every property.		
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	4. Will it support the development of community energy systems?	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 masterplan-led 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 introduction of a community energy system, but further technical work would be necessary to confirm this view.	Neutral 0	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	5. Will it ensure that buildings are able to deal with future changes in climate change?	All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest degree in adding housing stock in the Borough better equipped to adapt to changing climatic conditions.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>Given the existing land-use of the site, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. This could be impacted by the nearby presence of the M1 motorway, although residential development to the south also flanks the motorway – and Air Quality Management Areas previously designated at locations just north and south of M1 Junction 25 have now been lifted. The limited scale of the site at 180 dwellings moderates the impact of such increases – however, the altered conditions away from the current baseline which sees the agricultural land (albeit used for equine/horse grazing purposes) still results in a negative conclusion.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>The entirety of the site is located within the Environment Agency’s Flood Zone 1 area – largely as a result of the site’s elevated location and absence of watercourses in its immediate vicinity. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology. This can be mitigated through the introduction of suitable drainage, combining engineered sewers and natural forms of soakaway (SuDS) involving permeable ground to ensure flood risk is not worsened off-site locally as a result of a</p>	<p>Minor positive +1</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		possible future development.		
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. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the movement of water, ensuring water quality would not be adversely impacted.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every one of the 160 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources.	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?	The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of	5. Will it cause a deterioration of Water	With an absence of on-site watercourses (or any watercourses nearby) then any potential development at this location is unlikely to cause a	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
flooding and to conserve and improve water quality.	Framework Directive status or potential of on-site watercourses?	deterioration of WFD status, or harmfully impact watercourses.		
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 northern half of the site is subject to inclusion within SPZ Zone 3 – Total Catchment. This zone is defined as the total area needed to support the abstraction or discharge from the protected groundwater source. Care will need to be taken in the event of the site’s development to not disturb subterranean ground conditions or alter the natural drainage flows and movement of water. Whilst it is unlikely harm would occur to a SPZ, the impact that development might have on groundwater flows is sufficient to indicate a negative risk.	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?	Further to commentary at 9(2), the adjacent presence of a statutory Local Nature Reserve (LNR) (Stoney Clouds) and a slight overlapping of boundaries between the site and a non-statutory Local Wildlife Site (LWS) raise the potential that there may be impacts on habitats through any future potential development of land at this location. With biodiversity assets in the immediate vicinity, development would have to demonstrate extreme care so as not to harm protected habitats and species present within the LNR and LWS. Other features help with the site’s enclosure, not least a	Minor negative -1	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		tree belt separating the site from the M1 and it would be expected that this would be retained for biodiversity and amenity reasons. Whilst a carefully planned development could be designed to minimise risk and harm to protected species, the disturbance caused by development – notwithstanding the requirements of the BNG regime, would result in a negative effect.		
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?	Potential development of sites such as this can help to deliver biodiversity net gain with more flexibility available as a result of the space larger sites have to create the habitats necessary to support species. Even allowing for this, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be made on-site. That being said, on-site gains would result in more significant localised benefits in sustainability terms and with the site 5.2ha in size, it is thought that any development at this location could accommodate new habitat(s) which deliver net gains. This would also be predicated on the avoidance of any harmful impact on habitats and species at adjoining statutory and non-statutory wildlife designation sites.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	3. Will it conserve and enhance the	Potential development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	geological environment?	to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). However, no Regionally Important Geomorphological Site designation is present within the site's boundaries and the scale and consistent topography of the site is such that effects would be modest at most.		
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?	Woodland in the form of tree belts can be found enclosing the land and also separating the overall site into two parcels of land. It would be appropriate to maintain this coverage and secure the long-term management of trees which help to define the site and also which run across land from one side to another. With wildlife designations impacting the east/north-eastern end of the site, future masterplanning might focus development more towards the south/south-west of the site – preserving woodland on and around the site. However, masterplanning has not been submitted by site promoters, so opportunities for this cannot be explored further – limiting the assessed score.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	5. Will it provide new open space or green space?	Even at 5.2ha in size, it is unlikely that the site will provide for new open space or green space at the location. Constrained sites such as this one are more likely to struggle to provide provision owing to the need to demonstrate development viability by providing a denser development proposal. For amenity, and to provide a pleasant landscape	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		across the site, incidental green space is thought to be possible – but an absence of details in a site submission cannot quantify this, reflecting in the score assessed.		
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 site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space. There would likely be scope to utilise developer contributions to invest in facilities at other open space within the more immediate Sandiacre built-up areas, but formal open space facilities (Recreation Ground, Travers Road) are located some distance away from this site – somewhat negating the benefits from the availability of s106 monies.	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?	Potential development at this location would not in itself encourage or protect Green and/or Blue Infrastructure networks limiting the score possible here. However, development of new homes may provide impetus to consider how the site can link to the Erewash Green Infrastructure corridor (including the river and canal) to its east, beyond Ilkeston Road, improving legibility and general access to an important trail which links a number of urban areas within Erewash.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The site falls wholly within the South Yorks, Notts and Derbyshire Coalfield landscape character area and Plateau Estate Farmland character type. Whilst historically farmland, it is likely the construction of the M1 created a much smaller area of remaining agricultural land to the east, which now is used for horse grazing and stables. The site, due to the construction of the M1 motorway and the bank of trees which line the embankment of the road, is largely fragmented, cut off from surrounding land. This is the case on the opposite side of the site where properties, largely along Chestnut Grove, help with its enclosure. Together, these give the landscape an edge-of-urban character. Whilst the site shows some similarities and general conformity with character descriptions of the landscape and type, the various boundary features – including a dense wooded area at the north-eastern end of the site marking the commencement of Stoney Clouds LNR, mean that potential development here would be enclosed and largely out of sight. This is referred to below in 14(2), with development likely to only make a small impact in the overall landscape, which as mentioned above – takes on an edge-of-urban character.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>As 14(1) alludes to, the site is notable for its lack of wider surrounding visibility from points around it with the adjacent motorway, housing and wooded area all combining to create this environment. This</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>character, including heritage and its setting and enhancing the place through good design.</p>		<p>establishes a sense of privacy across the land, with views into and out of the site heavily restricted. Development would therefore have minimal impact on visual amenity, although homes to the east of the site along Chestnut Grove, Sycamore Crescent and Cloudside Road would be affected with views to the rears of homes altered by a potential development.</p>		
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>As described above, the local distinctiveness of the wider area the site sites within have been impacted by the construction of the M1 motorway and the growth of Sandiacre's built-up area each side of the site. Whilst Stoney Clouds LNR sweeps around the north of the site, the wider character of the site is one that is on the urban fringe. As such, potential development is assessed as making little impact in altering in any way the local distinctiveness of Sandiacre's character which exists around the edge of its built-up area.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>For the reasons explained in 14(3), there is likely to be little change in the interrelationship between the landscape and the built environment. This is because of the effect of the M1 and the expansion of Sandiacre's built-up area which bookend the site. This establishes an edge-of-urban area, although the presence of Stoney Clouds LNR immediately north does help to also demonstrate the immediate morphing and transition of urban to</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		more rural area in this part of the Borough. Development would not be likely to be overly influential in altering the existing interrelationship thus is likely to conserve it.		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The site adjoins Cloudside Conservation Area (CA) at its north-eastern most point. This means any potential development at this site could impact upon the setting of the CA, requiring care to be taken in order not to create any level of harm. The siting of development and a sympathetic layout and design concerning any future housing can contribute to avoiding harm on the CA's setting. No heritage assets exist on-site, but conserving and enhancing Cloudside CA's setting given the proximity of the site under assessment is important and is thought to be possible.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>As discussed at 14(3) and 14(4), character immediately around the site is mixed in type and largely dominated by the M1 motorway, housing to its east and Stoney Clouds to the north. As per the conclusions reached in respect of both of those questions, the impact of potential new development would be limited due to the enclosed nature of space and also the surrounding urbanising land-uses. Development would therefore find it difficult to respect and maintain a rather diverse character, whilst strengthening would also be challenging due to the site's mixed, piecemeal surroundings.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>An enlarged population at the site offers a limited opportunity for new residents to better access and understand local heritage – despite the absence of specific assets (listed buildings, local list buildings etc.) in direct 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. Sandiacre, the nearest neighbourhood, enjoys a diverse range of cultural activities and heritage assets owing to several conservation areas present within the settlement.</p>	<p>Minor positive +1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Any future development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. There might be incidental increases due to residents potentially travelling through Cloudside CA to access the Erewash GI corridor which would enable enjoyment from the CA's surrounds, but the site in isolation would not protect or improve access and enjoyment, with a negligible level of impact.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to</p>	<p>5. Will it conserve and enhance the archaeological</p>	<p>No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	environment?			
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 potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site at around 180 homes would help to minimise the volume of raw materials used.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations 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	3. Will it result in additional waste?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 180 domestic buildings on an ongoing basis.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	4. Will it reduce hazardous waste?	Development of this site and type would not be expected to have any level of 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 falls within ALC Grade 3 (Good to Moderate land). However, information helping to show whether the land falls within a Grade 3a or 3b categorisation is not clear in its conclusion. The land could, if Grade 3a, be best and most versatile land. However, its long-term use as land used for horse grazing indicates a weakened agricultural value and suggests the land would not be compromised should development of housing occur.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	The site is greenfield in its classification (part of wider agricultural land). So development would not prevent the loss of a large area of greenfield land sized at approximately 5.2ha.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area	7. Will it sterilise mineral resources?	The site is subject to an area where standing advice from the Coal Authority would apply in the event of development. This suggests the risk of mining activity is low, and historic mapping data	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including soils, safeguarding minerals and waste.		does not indicate any past mining activity (open cast/surface) 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.		

Site: CSR-0013 Land at Grange Farm, Derby Road, Breaston

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 101 dwellings would not be expected to result in a tangible effect on the overall range and affordability of housing for all social groups within the plan area (as a whole) due to the limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although this (Gypsy & Traveller Accommodation Assessment) reports a minimal need. The small extent of site would in any case limit provision at this location. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at its more basic end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings given its undeveloped status does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the site's location outside of one of the Borough's major settlements as well as the relatively modest scale of development potential of the site being assessed.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it (such as vehicular access to Derby Road – A6005), the provision of any additional infrastructure such as education (except for contributions for additional school places) or retail facilities would not be likely due to the limited size of site. Nevertheless, any future development would still be required to make contributions to existing facilities where necessary, but new residents would ultimately be reliant on the existing infrastructure provision within Breaston, but more</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		realistically Long Eaton, rather than enhanced provision resulting from development of the site.		
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The site is not of a scale that would provide for land or uses that might improve the diversity and quality of jobs in the long-term. Notwithstanding this, construction activity associated with the site's implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However, construction activity associated with the site's implementation would result in a short-term boost to employment opportunities locally in the construction sector. But this would be unlikely to result in strong effect on this criteria question given the limited scale of development under assessment.	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. Whilst the site has historically fell under an agricultural use (although now used for horse grazing), mapping of	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Agricultural Land Classification shows land here within an 'urban' typology – demonstrating its links and proximity to the adjacent settlement of Breaston. However, land here is rather limited in its size at 2.9ha and not thought to be sufficiently large enough in scale to warrant its loss being considered as detrimental to agricultural output locally.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. In any event, the site is located away from other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs given the largely residential area the site is adjacent to.	Neutral 0	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.	2. Will it provide business/university clusters?	Potential development on the site would not be of a scale or type to provide for business or university clusters, nor is any other land-use to residential being promoted.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The site would not be of a scale in size, or an appropriate location, to accommodate the creation of new jobs in the long-term, including in high knowledge sectors.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater, yet still modest, opportunity to live and work within the plan area as a result of the small boost in the supply of new dwellings development at this location would bring. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively small number of new dwellings this site would be able to accommodate.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site, owing to both its limited size and its location in a village settlement, would not contribute towards a more robust and advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Potential development of this site would result in a reasonably large increase in additional population within the village that would be reliant on using existing nearby facilities for convenience-led goods. Reflecting Breaston's role in providing services and retail of a commensurate scale to its population, the new households within the village would be expected to rely upon local shops in the proposed Village Centre designation (1km west) for day-to-day items. The additional boost of population from development would provide a small, yet useful, benefit to services present within the proposed Village Centre, helping to support trade and enhance the overall vitality of Breaston's shopping centre.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The site is somewhat limited in its connectivity to nearby recreational trails and formal leisure facilities due to its location in-between Breaston and the M1 motorway. Access to the formal Green and Blue Infrastructure network is fairly indirect and requires travel to reach and to benefit from it.</p> <p>The site's location, closer to Long Eaton than to the centre of Breaston, means that land here is able to benefit from green space assets such as West Park and the Leisure Centre off Tamworth Road. So whilst the site itself is not of a sufficiently large</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		scale to provide its own green space network, assets within a walkable distance of the site do provide potential residents with an opportunity to fulfil an active lifestyle that would lead to better general health outcomes.		
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 site's possible development as a result of its limited size, and therefore its potential development would not improve access to health services through direct provision, or in any likelihood result in a need to provide healthcare facilities within Breaston due to the consequential population growth. The nearest healthcare facilities to the site are elsewhere within Breaston at Overdale Medical Practice, although facilities within the centre of Long Eaton are also accessible from the site owing to the high frequency of buses which link the site to the Town Centre further east along the A6005.	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?	As referenced in 5(1), the site's relative isolation from formal, strategic-scale Green Infrastructure does mean travel would be required to access these recreational assets which exist within the wider area. However, the presence of a nearby leisure centre east of the M1 at West Park, Long Eaton does offer opportunities for those living at a developed site to undertake in recreational physical activity.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		However, the site itself would be unlikely to contribute to a network of new green or open spaces to the extent that the assets would directly and tangibly increase opportunities for recreational physical activity for those living at a developed site – instead relying on nearby assets for residents to benefit from.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Given the limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure appropriate development viability. Although amenity green space will be required as part of development’s landscaping and design, this will likely be incidental in type and scale, and would be unlikely to provide a tangible positive effect on this criteria question alone. There is no open space situated within the site’s boundaries given its private status, so development would not have any impact or effect in enhancing the quality of existing open space either. Potential for enhancing nearby open space is limited, with parks and green space within Breaston relatively distant from the site.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site forms part of wider farmland located south-east of Breaston – although land has been isolated by development to the south of Wilsthorpe Road, the M1 and the Golden Brook Flood Lagoon. Land is currently in use for the grazing of horses, and the Agricultural Land Classification mapping shows	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		land here within an 'urban' typology. Historically, land here would have supported agriculture – although this opportunity now seems to have been lost for the reasons above. Consequently, potential development would not improve access to local food growing opportunities – although, development would not see any current food growing activities cease, ensuring a neutral outcome.		
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, the construction of 101 dwellings at this location would result in the urbanising of currently private greenfield land in use for horse grazing, potentially heightening convergence of additional population from within the locality. As a result, incidences of crime typically associated with property and motor vehicles are very likely to increase from a zero baseline - even if only to a minor extent. This would also heighten the fear of crime in the wider locality. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 developed has little within it that would contribute to it being considered as 'built environment' and is located within a semi-urban setting on the edge of the Breaston built-up area. Consequently, safety and security of the built environment is not an existing	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		concern and development of the site would result in an expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design and landscaping of a scheme, it would not be able to alleviate all concern 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 character of the land and the area immediately around it.		
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. If anything, associated increase in the local population in close vicinity to the Long Eaton built-up area east of the M1 means that existing assets in the locality (in Breaston and a more detailed network present throughout Long Eaton) are likely to be further supported and, consequently, protected. Development of the site by itself could not justify the enhancement of existing assets, although an increase in the population interacting with local culture and assets resulting from a development of this scale is likely to provide some, albeit modest given the size of site, impetus for enhancements to assets.	Minor positive +1	Minor positive +1
7. Social Inclusion To promote and support the development and	2. Will it improve access to, encourage	Delivery of this site would result in a modest increase Breaston's population and nearby to the Long Eaton urban conurbation. This will increase,	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.	engagement with and residents' satisfaction in community activities?	<p>albeit marginally, the proportion of the overall plan area population able to access and engage with community activities at local facilities – although it must be recognised that community activities are likely to be more plentiful in scale and range in neighbouring Long Eaton than what presently exists in Breaston due to the marked difference in populations.</p> <p>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 largely anecdotal and unknown.</p>		
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 limited scale of the site, with 101 homes promoted, means development would not be expected to lead to the creation of brand new facilities in nearby centres – in this instance the proposed Village Centre at Breaston. Whilst not contributing to an increase in the number and range of facilities, development of a 101 homes and the resulting population at this location would also not result in the loss of facilities either. In reality, new residents would help to sustain the availability of local facilities throughout the village – a scenario referred to at 4(1).	Neutral 0	
7. Social Inclusion To promote and support	4. Will it provide for the	The site would not be of the scale required to provide a new school; however it would be	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	educational needs of the population?	expected to make sufficient contribution to the existing educational 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?	<p>The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in this part of the Borough. Even at 101 homes, it is not thought that the site would be large enough to adequately support major enhancements to the current road or public transport network - although it would be expected that vehicular access from the site would link to the A6005 Derby Road, with a generous section of shared boundary along the northern side of land.</p> <p>The forecast number of additional trips would be restricted, with flows heading in the direction of Derby and Long Eaton along the A6005. Traffic modelling carried out in support of the Core Strategy Review shows that the two most immediate major junctions reached by traffic are operating within an acceptable level of function, suggesting that road-based transport infrastructure is sufficient to accommodate additional trips generated by this proposed development.</p>	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>Whilst the development would represent a notable addition of population within the village, it is not expected that local bus services which operate along the A6005 would see the growth as commercially sufficient to justify the operator to increase the frequency of services.</p>		
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>Following on from 8(1), the additional car-based travel can broadly be shown to be absorbed across the immediate local road network. The development does adjoin a busy public transport (bus) corridor which sees frequent services run along the A6005, with buses linking the site to Derby, Long Eaton and Nottingham. The location of the site therefore does allow for excellent access to bus services, albeit any future development would not contribute to developing a transport network which minimises impacts on the environment.</p>	<p>Neutral 0</p>	
<p>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</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>The reasons explained above at 8(2) and 8(3) help to demonstrate the site's locational benefits in relation to public transport, and the opportunities presented to enable future residents of the site to access bus services which allows access to nearby large towns and cities. There is also cycle lane marked on the northern side of Derby Road/Wilsthorpe Road (A6005) which offers potential for cycle trips to be made in both directions from the north of the site. Whilst the use</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
accessibility.		of this infrastructure cannot be forced upon any individual household, its availability is of benefit and allows for the opportunity to remove/reduce the use of the private car.		
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 potential development of the site has scope to increase accessibility to services and facilities by virtue of its location which has been described elsewhere in this section of the assessment. Collectively, access to a village centre at Breaston and a town centre at Long Eaton, both accessible by bus, cycle and foot, suggests that development could increase accessibility to services and facilities – although the development by itself would not be expected to deliver new services and facilities due to its more restricted scale, offsetting the positive score assessed to this question.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land.	Major negative -2	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?	Development would likely see an altered relationship between the site and the natural environment. With the site historically in an agricultural use (although currently used for horse grazing), it's biodiversity levels within the boundaries will be largely basic and limited. A	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>neighbouring local wildlife site at Golden Brook Storage Lagoon may be impacted. However, there are surrounding site boundary treatments in the form of tree belts along the north, east (this separates the site from the M1) and more sporadic tree coverage along its west boundary which is shared with the rear of properties on Richmond Avenue – all of which may be impacted by development of the land. Notwithstanding this, it would be expected that enclosing boundary features would be retained in the event of future development, and the requirements of Biodiversity Net Gain would see a 10% overall level of enhancement implemented. Delivery of BNG on the site could be problematic owing to its relatively small size, but overall the option of development would not be expected to impact negatively on the land here.</p>		
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>Development of this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 101 new homes would see a modest increase in energy usage and demand from the grid locally. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an increase in energy use in excess of the current baseline.</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes in line with current building regulation requirements would make a small, positive contribution to the energy efficiency of domestic building stock within the plan area.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>The relatively small scale of the site under assessment means there is less likelihood of any future development having the potential to support the generation of and use of renewable energy for domestic needs. Some scope exists for individual dwellings to capitalise on opportunities for aspects such as solar panels on roofs, but this would be voluntary and not realistic to be expected to be utilised at every property.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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 masterplan-led 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 introduction of a community</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		energy system, but further technical work would be necessary to confirm this view.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	All potential homes at this location would be required to be constructed in line with current building regulations which account for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest degree in enhancing the housing stock in the Borough to adapt to changing climatic conditions.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The limited scale of the site (101 dwellings) helps to moderate the impact of such increases – however, the altered conditions from the current baseline from the agricultural/horse grazing use still results in a negative score.	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 vast majority of the site (approx. 95%) is located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around the Golden Brook that runs to the south of the site, and which may pose	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		some additional risk to heightening risk levels along the watercourse. This situation is heightened potentially with a flood lagoon immediately beyond the Brook, demonstrating the sensitivity of land in the vicinity and its importance in controlling the effects of flood events. Suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would therefore be required to ensure flood risk is not worsened off-site locally as a result of a possible future development.		
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. As referred to in 12(1), the site is located adjacent to the Golden Brook, so care would need to be taken regarding controlling surface run-off from the development in the direction of the watercourse. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the movement of water, ensuring water quality would not be adversely impacted.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property on-site. Development would see a net increase in localised usage.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	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; thus the development would result in additional new dwellings within the Borough's housing stock able to demonstrate higher and more controlled levels of water efficiency.	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?	As referenced at 12(1) & 12(2), the adjacent Golden Brook watercourse requires care to be taken in ensuring no discharges pass between this site and the Brook. Notwithstanding this, it is unlikely that a development would be approved which did not make sufficient provision for the control of discharge into a neighbouring watercourse to risk worsening WFD status.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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	1. Will it help protect and improve biodiversity and	The biodiversity value of the site has not been comprehensively assessed. Despite this, a non-statutory biodiversity asset in the form of the Golden Brook Flood Lagoon Local Wildlife Site, is	Neutral 0	Minor positive +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.	avoid harm to protected species?	located just beyond the Brook to the south of the site. There is a degree of separation from the site as a result of the Brook, with properties at the end of Fearn Close between the two. The absence of recognised designations on-site suggests that land under assessment does not support extensive habitats. Additionally, the current land-use (land for horse grazing) is also unlikely to support more advanced biodiversity assets and networks. These considerations, as well as the limited scale of the site and proportionate requirements around BNG improvements, limits any negative effect on this criteria question with regards to this site specifically.		
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?	Potential development of smaller sites such as this one adds difficulty to securing on-site biodiversity gains due to the lack of flexibility in land area that can support the establishment of new, replaced or strengthened habitat. Nonetheless, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be on site. That being said, on-site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
13. Natural Environment, Biodiversity, Green &	3. Will it conserve and	Potential development of the site could result in a limited impact on the geological environment due to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>enhance the geological environment?</p>	<p>the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). However, no Regionally Important Geomorphological Site designation is present within the site's boundaries and the scale and consistent topography of the site is such that effects would be modest at most.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of any future development. As described at 9(2), on-site tree coverage is virtually minimal, although the land is effectively contained by boundaries consisting of sometime dense tree belts – not least along the northern (Derby Road) and eastern (M1 motorway) boundaries. Sufficient gap at the existing access to land on Derby Road means in-situ trees would not likely need to be removed to allow for more formal vehicular access.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>With the site relatively small at only 2.9 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would largely be incidental in type and scale to benefit the overall design of a development scheme. No information has been provided by the site promoter which indicates the scale or location</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of any new open/green space.		
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 site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space. There would likely be scope to utilise developer contributions to invest in facilities at other open space within Breaston, but formal open space facilities are located someway from this location – negating the benefits from the availability of s106 monies.	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 site is relatively distant from the formal Green and Blue Infrastructure networks in the Borough identified by the draft CSR plan, so development would have a negligible impact on these networks. The former Derby and Sandiacre Canal (now a multi-user recreational trail) is located closer to the site but still remains sufficiently distant to not have any impact upon this particular GI asset.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands landscape area, and more specifically, forms part of a Lowland Village Farmlands landscape type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council in its Landscape Character Assessment (LCA). Due to	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
place through good design.		the influence of surrounding land-uses, the land here displays few characteristics which help to associate it to the defining landscape features common to the landscape area and type. With the built-up area adjoining to the west, the M1 running along its eastern boundary, and the site flanking the A6005, the land itself offers little to the landscape other than a small degree of openness between Breaston and the motorway. This is compounded by the land-use across the site, with the division of land into different enclosures for horse grazing also somewhat at odds with the landscape features. The very limited contribution would thus not negatively impact on preservation of the wider landscape character area.		
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 not have a noticeable impact on wider views and visual amenity around the south-eastern edge of the Breaston built-up area. The site is wedged between housing along Richmond Avenue/Fearn Close and the busy adjacent M1 motorway. Coupled with the treelines which are located around the periphery of the site, this also reduces the current visibility of the site, resulting in a low level of wider observation from its surroundings. Any potential development of the site would not therefore represent an incursion on wider landscape visual amenity.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>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 within the south-east of Breaston is largely low density and characterised by notable green areas within the townscape. Any future housing at this location would be expected to take account of the general pattern and layout evident in those areas situated just west of the site – although the proximity to the M1 would impact on layout with a buffer likely to be needed. In effect, the site has every opportunity to maintain and potentially enhance settlement character, but this is an unknown at this point.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>The site is unlikely to make any strong contribution to conserving or enhancing the existing interrelationship given its location in-between the village and the M1 motorway. With the M1 located directly to the east of the site, the road dominates the relationship between the surrounding landscape and the built environment of Breaston, naturally limiting the site's ability to make any meaningful contribution to this.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to</p>	<p>1. Will it conserve and enhance the historic</p>	<p>The site has little by way of association with any on or immediately off-site heritage assets with no statutory or non-statutory designations within 400 metres of its boundaries. Development would</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	environment, designated and non-designated heritage assets and their settings?	generate additional traffic, which if routing towards Derby along the A6005, would take additional vehicles through the Breaston Conservation Area (CA) which is around 1km west. Derby Road CA in Long Eaton is closer to the site at 0.7km to the east, although the additional volume of traffic flows through an urbanised part of the town. The limited scale of development means that traffic generated from the site will be minimal and thus any such effect would be insignificant when compared with a larger site.		
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 the commentary at 14(1) to 14(4), potential development at the site would have negligible impact on existing landscape character given its siting and extent. With the site displaying little prominence in general, only forming a small area of land between the motorway and the built-up area, its influence on the local character and distinctiveness is largely diluted, with any potential development thought able to not be of detriment.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in	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	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	cultural activities?	village has a limited range of cultural activities owing to its size, but the site would also be in close proximity to the A6005 and a frequent bus service linking Nottingham and Derby – this would enable good access to a more comprehensive network of cultural activities and assets.		
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?	Any future development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus, access) through Breaston's nearby Conservation Area, the limited scale of additional traffic is such that this effect would be minimal. In any case, an increased interaction between vehicles and the wider historic environment might result in a negative effect which cancels out any potential benefit.	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 Management To prudently manage the natural resources of the area including soils,	1. Will it lead to reduced consumption of raw materials?	The potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.		materials throughout the build period – although the limited scale of site would help to minimise the amount of raw materials.		
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 by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations 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?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 160 domestic buildings.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the	4. Will it reduce hazardous waste?	Development of this site and type would not be expected to have any level of 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 falls within what the Agricultural Land Classification terms as an 'urban' area, meaning it has no grading despite the land once forming a more wider area of farmland (it is now used for horse grazing). As such, any future development would not impact on agricultural land – regardless of its grade.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification (currently farmland/grazing 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 and waste.	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority and development at this location would require no specific advice over ground stability. 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: CSR-0014 North West of Kirk Hallam

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 1,260 residential units would be expected to deliver more diversity in housing stock across the rural fringe area of the Borough. The ability to deliver affordable housing in an area where house prices are generally high is likely to make a positive impact in increasing the affordability of residential stock.</p>	<p>Major positive +2</p>	<p>Major positive +4</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>The site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople accommodation, however this site is not proposing plots for gypsies, travellers and travelling showpeople.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing</p>	<p>4. Will it reduce the number of</p>	<p>The site would contribute to an enlargement of the overall stock of 'fit for purpose' homes within the</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	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.		
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 north western edge of Kirk Hallam. It is anticipated that a site of 1260 will be able to provide a range of infrastructure. Although no specific infrastructure is proposed as part of the site submission, this would likely include a new primary school and other service facilities. Due to the site's location adjacent to Ilkeston and scale of infrastructure interventions that would be expected, the benefits of such infrastructure provision are likely to be felt beyond the site.	Major positive +2	
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The number of dwellings the site would be expected to deliver would require the provision of a wide range of facilities to support the incumbent population including likely retail/ commercial provision. Such provision will provide additional job opportunities in the locality. Given the limited range	Major positive +2	Major positive +4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of job providers within Kirk Hallam, particularly when considering the poor condition of the existing retail centre, it is expected that delivery of this site would lead to notable improvements in the diversity and quality of jobs locally in the long term. The construction of a site of this scale would also provide a significant boost to the local economy in the short to medium term.		
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?	Some job opportunities would be expected to arise through delivery of the site. Specifically, the expected provision of some facilities including a school has the potential to provide some benefit to rural productivity in terms of local job opportunities it would provide. Development on arable land has the potential to neutralise any benefit however because in this instance the land is rated as 'poor' in agricultural land classification, this is not the case.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it provide land and buildings of a type required by businesses?</p>	<p>Due to its scale, the site would be expected to support facilities – including potentially retail and service provision to support the incumbent population. As a result, the site will provide land and buildings of a type required by businesses, albeit to a very limited extent and type.</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>
<p>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.</p>	<p>2. Will it provide business/university clusters?</p>	<p>Notwithstanding the site expecting to include some service and facility provision due to its scale, this would be limited providing for the incumbent population and would not amount to new town or local scale centre which only a mixed use development could provide. Clusters would require such development in order to co-locate.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>No part of this site would be expected to accommodate uses which provide jobs in the high knowledge sectors specifically</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area as a result of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>As far as providing limited service and facility provision for the needs of the incumbent population is concerned, the site will be providing required infrastructure. No specific additional infrastructure is known at this point which might enhance effect on this criteria question.</p>	<p>Minor positive +1</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Given scale of the site, some retail provision to support the incumbent population is likely to be provided on the site. Retail provision would be provided. This would pose a limited risk to the vitality and viability of the nearest retail centre (Ilkeston town centre) by potentially diverting expenditure from it. However, this risk would be neutralised by the uplift in local expenditure capacity resulting from the significant increase in</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		population resulting from development of the site, particularly in the context of the much wider-reaching services and facilities that would continue to be provided by the town.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site adjacent to Ilkeston town means that an increased proportion of the population within the plan area will be able to access services and facilities through active means (walking and cycling). The provision of facilities on site would also present opportunity for existing residents in Kirk Hallam to travel to facilities using active means who currently do not. The site would be unlikely to provide any health facilities but given the scale of development potential it is expected that a new housing site would result in a net addition of green and open spaces which currently are not provided by the site for public access. This would provide additional opportunities for active movement and travel across the site as well as recreational opportunities all of which will contribute to reducing health inequalities.	Minor positive +1	Major positive +3
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The sites location adjacent to a town which contains existing facilities does provide the potential for enhancing the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		proportion of the Borough's population who can easily access facilities, resulting in minor improvement to overall access.		
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 has the potential to deliver a significant amount of green and open space given its scale, as part of the masterplan for the site. This would provide additional opportunities for informal recreational physical activity on land which is currently inaccessible to the public.	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?	SGA23 would be expected to provide open space as a result of its development given its scale. This open space would likely take the form of Local equipped areas for play and green space for residents to use. The site is private land and not accessible to the public aside from routes constrained to Public Rights of Way. As a result, there is no open space situated within the site's boundaries in its current form so development would not have any impact or effect in enhancing the quality of existing open space but would play a significant role in providing new space.	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	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		opportunities on a relatively large scale however land classification is 'poor' in agricultural terms, and this limits the effect.		
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 this site would result in the relatively significant urbanising of rural land and convergence of a large additional population in the locality. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity presented through development to reduce incidences and fear or <i>rural</i> crime is outweighed by the effects of urbanising the land in this case.	Minor negative -1	Major negative -2
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', aside from some farm buildings and infrastructure. Consequently, safety and security of the built environment is not an existing concern. However, delivery of the site would introduce an expanded built environment with new additional risks and hazards. Notwithstanding that new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such delivery of the site would result in a net-negative effect on levels of safety and security concerns associated with the	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		built environment.		
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, the scale of potential development and associated increase in population adjacent to the town means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development at this scale is likely to provide the impetus for such enhancements.</p>	<p>Major positive +2</p>	<p>Major positive +5</p>
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of the site would result in a large increase in population adjacent to the town. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within the town. Given the scale of the development, the site would be required to deliver a school as well as other facilities and services (including retail) to support an incumbent population. This also presents an opportunity to improve access to and engagement with community activities locally and as a direct result of the development. The extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.</p>	<p>Minor positive +1</p>	

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.	3. Will it increase the number of facilities e.g. shops, community centres?	The site would be required to deliver facilities to support an incumbent population – including a school and some services and facilities – due to its large scale and on this basis the site will lead to a direct increase in the number of facilities.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	Because of the large scale of the site, it would be required to deliver a new school and therefore would provide for the educational needs of the population through the provision of new facilities.	Minor positive +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.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population making use of existing enhanced transport infrastructure provided by the town given its adjacent location. Given the scale of development proposed, enhancement of the existing network would also be required to mitigate effects on the existing network caused by the increase in population. However, the scale of development at this location and lack of any associated specific strategic enhancements put forward at this stage means that any positive	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		impact on this question is limited.		
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>The location of the site adjacent to the town would enable access to existing facilities and services to be via sustainable forms of travel – including walking and cycling (including through use of existing PROWs of which there are multiple examples across site). This, as well as provision of some facilities internally as part of development will make a significant contribution towards developing a transport network which minimises impact on the environment. Potential negative effects from the required expansion of the transport network into countryside in order to accommodate the site are minimised by the provision of some facilities (school in particular) on site owed to the size of site which will act to internalise some journeys.</p>	<p>Minor positive +1</p>	
<p>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.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>The location of the site adjacent to the town will enable access to jobs, facilities and services to be achieved via means other than the private car. Ultimately though, a development of this scale would result in significant additional car usage relating to an expanded local population. Notwithstanding the limited internalization of some journeys (assuming the site provides some facilities), on balance the effect would still be negative.</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>Due to the sites location adjacent to the town and the wide range of provision within it, development of the site would result in an increased proportion of the Borough's population able to easily access services and facilities. Additionally in this case, the site would be required to provide some facilities including a school due to its scale. As such this effect is strengthened and existing populations nearby to the site will especially benefit from improved access to services and facilities.</p>	<p>Minor positive +1</p>	
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>1. Will it make efficient use of brownfield land?</p>	<p>The extent of the site consists almost entirely of greenfield land that is arable and is capable of supporting agricultural productivity – therefore the site does not make efficient use of brownfield land on an extensive scale.</p>	<p>Major negative -2</p>	<p>Major negative -3</p>
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>2. Will it minimise impact on the biodiversity interests of land?</p>	<p>Development of the site could pose a threat to biodiversity interests and assets present on or adjacent to it. In particular, it is noticeable that a large number of individual TPOs are present within the site and a LNR is adjacent to one of the site boundaries. As such, the risk to this criteria question is heightened. However, given the role of BNG and requirement to deliver 10% net gain and the likelihood that this could be achieved within the site (given its scale), the negative impact is mitigated slightly.</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>A sizeable development scheme would inevitably result in additional energy use owing to the land's largely undeveloped, greenfield status at present. Whilst some energy will be used to support the agricultural productivity of the land, the potential provision of more than a thousand new homes and other development types would see a steep increase in energy usage by occupants of all buildings across the site. Whilst community energy schemes could be pursued, this would still result in a notable increase in energy use in excess of the current baseline in any case and at this stage this is an unknown prospect.</p>	<p>Major negative -2</p>	<p>Major positive +2</p>
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of such a large number of new homes and other supporting community facilities would make a notable contribution to the energy efficiency of building stock within the plan area. It would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.</p>	<p>Major positive +2</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, master planning will be required to understand the level of potential.</p>		
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>Homes and other facilities that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of a sizeable number of homes at this location would create a significant amount of new domestic</p>	<p>Major positive +2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	Development of this scale would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the introduction of vehicular trips to a previously undeveloped site. However, construction and the occupancy of on-site buildings would see a rise in pollution emissions. Although with the vast majority of new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and materials.	Minor negative -1	Minor negative -1
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?	Approximately 90% of the site lies within Flood Zone 1, with the remaining 10% covered by Flood Zones 2 and 3 extents. This is largely due to Stanley Brook which flows west to east through the site. Whilst this will be mitigated and will not act to impede site-wide development it does provide an additional complication for this site to overcome in terms of managing and mitigating flood risk.	Minor negative -1	Major negative -3
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. There is potential that development could have a negative impact on the water quality within Stanley	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.		Brook, however it is expected that any potential negative impacts would be mitigated before development commenced.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	This site is unlikely to assist with the conservation of water given its scale and likely demand arising from domestic properties and supporting facilities and services. Development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	Following directly on from 12(3) above, there is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	Without mitigation, development could possibly affect Water Framework Directive status of the nearby Stanley Brook. The urbanisation which would be experienced through development of this site has the potential to see a deterioration in water quality through alterations to the hydrological pathways water would follow in order to permeate	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the ground through natural processes.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site is not covered by any of the three main SPZs. It is unlikely any impacts would arise on the water environment as a whole as a result of development.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	<p>Development of the site could potentially threaten some forms of biodiversity and risk harm to protected species. Whilst no statutory or non-statutory ecological assets are present within the site's boundaries, habitats such as hedgerows, trees and ponds help to support a diverse range of wildlife. A detailed ecological survey would be required to establish the on-site presence of protected species, but it is realistic to think that the habitats present around the periphery and across the site would help to support such species. A significant development would likely see much of the current network of internal field boundaries lost – increasing the chances of harm.</p> <p>Despite this, the scale of development and the vast area covered does offer some prospect that biodiversity can be improved at targeted locations around the site, particularly in light of requirements around BNG. The size of the site is such that it is considered likely that 10% net gain could be</p>	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		achieved on site. This gain would still be at the expense of existing established habitats so does not neutralise the negative effect entirely, but it does minimise it.		
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?	As addressed in 13(1), it is likely that the site itself would be able to accommodate net gain as required under BNG regulations (as opposed to offsite) given its scale and range of opportunities within and around it. The brook flowing through the site as well as adjacent LNR provide opportunities for complimentary habitats to be established within the site. The positive effect on this criteria question is limited by the uncertainty around protection and loss of existing mature habitats which will be put at risk from 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, 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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>A notable area of woodland is located against the western boundary, within the site. Mature trees are prominent alongside Stanley Brook also within the site and 17 TPOs are present across the site. Whilst none of these features represent extensive areas of woodland, their presence results in increased risk to this criteria question as a result of site development that would require additional mitigation. This increased risk makes it more unlikely that the site will contribute to maintaining and enhancing woodland cover in general.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>Development of this scale would be expected to make substantial provision to serve a newly-established large community. Ample 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 high-quality urban realm. The size of the site offers ample opportunity to provide open/green space throughout it, establishing a network of open spaces that have a multitude of uses.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create new areas of open space but would not contribute to</p>	<p>Neutral 0</p>	

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.		improving the quality of existing open spaces.		
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?	A development of the scale possible at this site presents an opportunity to incorporate substantial elements of new and/or improved blue and green infrastructure to help connect the site to the adjacent Borough-wide network, such as potentially through use of Stanley Brook and existing PROWs feeding into the Great Northern Greenway.	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?	Large-scale development at this site would undoubtedly alter to a substantial degree the landscape character evident in this part of the Borough. Currently an interconnecting network of agricultural fields surrounding Kirk Hallam, the site's landscape is characterised as forming a part of the wider Coalfield Village Farmlands type. Development may be able to incorporate a limited number of the key characteristics associated with Coalfield Village Farmlands, but the substantial urbanisation would see many elements lost or fundamentally altered.	Major negative -2	Major negative -3
14. Landscape and Built Environment To protect and enhance	2. Does it have a positive impact on visual amenity?	Development of the site would have a notable impact on visual amenity to its current appearance consisting of enclosed agricultural fields. A	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the landscape and townscape character, including heritage and its setting and enhancing the place through good design.		strategic-scale development across an expansive area fringing the existing built-up edge of Kirk Hallam is likely to cause a substantial alteration to the visual amenity currently enjoyed by those inside and outside of the settlement. Whilst development of such a large scale offers opportunities to introduce a thoughtful and creative landscape consisting of a network of green spaces, the urbanising of a substantial area of open land will fundamentally alter the visual relationship between the setting of Kirk Hallam and surrounding countryside.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	The urban fringe adjoining the site largely comprises of residential development within Kirk Hallam constructed during the 1950s. The wider townscape character displays an interesting oval shaped layout to the settlement, although with the vast majority of Kirk Hallam relatively modern in terms of its construction then its character is largely regularised. Development of this site incorporating open spaces, green corridors and enhanced areas for biodiversity would undoubtedly alter, and arguably enhance, the local distinctiveness to add greater diversity to the layout of the existing settlement.	Minor positive +1	
14. Landscape and Built Environment	4. Will it conserve or enhance the	Development of the site could play a positive role in creating a softer, more blended transition	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	interrelationship between the landscape and the built environment?	between the landscape and the outer extent of the built environment. The existing transition between Kirk Hallam and the countryside is stark with little in the way of exerting a sense of relationship between the two.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	No designated heritage assets are to be found within the site or its immediate proximity. However Thacker Barn Farm House is located centrally within the site and is on the Local Interest List. Given the options for mitigating this fact, such as retention of this single asset as part of the site masterplan, it is not felt this alone is enough to result in a negative effect on this criteria question. Otherwise, development would be adjacent to and extend a planned 1950s and 1960s housing estate which expanded Kirk Hallam from a small village into a sizeable settlement within the wider Ilkeston area. As such, development of this site would not harmfully impact on the historic environment more broadly.	Neutral 0	Minor positive +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	Whilst Kirk Hallam settlement was much expanded in the mid-c20th to provide housing for workers at the nearby Stanton Ironworks site, other than the interesting oval-arranged layout of Kirk Hallam's roads and urban network, there is little by way of townscape character that adds much distinctiveness to the local area. It is unlikely that	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	character?	development would strengthen the local character and distinctiveness – but neither would it prove to be harmful in any identifiable way. The presence of Thacker Barn Farm House within the site means that there is likely to be some negative impact on landscape character from a heritage perspective which, even through the retention of the asset, could not be avoided as part of site wide development.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage. This could be achieved through the creation of digital material that every household would have access to. Nearby heritage includes assets within the town of Ilkeston, Dale Abbey and Cat & Fiddle windmill and establishing legible connections to the public rights of way that depart this site and permeate the Borough's countryside enables 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?	The site can play a part in improving access and enjoyment of the historic environment. Development would bring better, more legible green links with the surrounding areas – allowing improved access to the rural network of public rights of way, existing corridors such as the Nutbrook Trail and Great Northern Greenway	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		which connects to the historic towns of Ilkeston and Long Eaton.		
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 mainly consist of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Minor negative -1	Major negative -5
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic and non-domestic buildings given the scale of new development possible.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans an expanse of poor quality farmland as assessed and presented by the agricultural land classification. Therefore, the development will have no impact on the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. The site encompasses a sizeable area of agricultural land that has been previously undeveloped. Whilst green spaces would be incorporated into a development, it would not mitigate against a substantial loss of greenfield land.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>The site forms part of the Coal Mining Reporting Area which spans much of the north of the Borough. This, along with other datasets available from the Coal Authority, suggests coal reserves under the site (surface coal resource areas). However, the site's proximity to housing immediately east of the site on the fringes of Kirk Hallam strongly suggests open cast extraction operations would be wholly unsuitable at this location on amenity grounds. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.</p>	<p>Neutral 0</p>	

Site: CSR-0015 Land at ‘Tig-na-Rosen’, off Derby Road, Risley

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 65 dwellings would not be expected to result in a tangible effect on the overall range and affordability of housing for all social groups within the plan area (as a whole) due to the rather limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough’s evidenced needs for gypsies, travellers and travelling showpeople – although this reports a minimal need. The small extent of site would in any case limit provision at this location. At this stage, the site’s direct contribution to assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of a small amount of additional housing may create more fluidity in the Borough’s housing market that could free up accommodation at its lower end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the site's location outside of one of the Borough's larger settlements as well as the small scale of development potential of the site being assessed.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it (such as access to main road), the provision of any additional infrastructure such as education (except for contributions for additional school places) or retail facilities would not be likely due to the limited size of site. Nevertheless, it would still be required to make contributions to existing facilities where necessary but new residents would ultimately be reliant on existing (albeit limited) infrastructure provision within Risley, but more realistically Sandiacre, rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	

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 the diversity and quality of jobs in the long-term. However, construction activity associated with the site's implementation 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	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However construction activity associated with implementing the site would be likely to provide a short-term boost to employment opportunities locally in the construction sector, but this would be unlikely to result in strong effect on this criteria question given the limited scale of development under assessment.	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. The site falls within the wider Agricultural Land Classification Grade 3, although is mainly now used for horse grazing. However, land here is rather limited in its size at 2.2ha and not thought to be sufficiently large enough in scale to warrant its loss being considered as detrimental to agricultural output locally.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it provide land and buildings of a type required by businesses?</p>	<p>The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. In any event, the site is located away from other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs given the largely residential area the site is adjacent to.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>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.</p>	<p>2. Will it provide business/university clusters?</p>	<p>Potential development on the site would not be of a scale or type to provide for business or university clusters, nor is any other land-use other than residential being promoted.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The site would not be of a scale to accommodate the creation of new jobs in the long-term, including in high knowledge sectors.</p>	<p>Neutral 0</p>	

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.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater, yet still modest, opportunity to live and work within the plan area as a result of a small boost in the supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively small number of new dwellings this site would be able to accommodate.	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?	The site, owing to both its limited size and its location in a minor settlement, would not provide any economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	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 within the village that would be reliant on using existing nearby facilities for convenience-led goods. With very limited facilities available within Risley, residents would be expected to alternatively rely on shops and services within Sandiacre Local Centre approximately 1.3km to the east. A notable level of service provision is present here and the addition of a relatively modest number of new homes within its realistic retail catchment area would provide a small benefit to services present	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		within the Local Centre to support trade.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	<p>The site is somewhat limited in its connectivity to nearby recreational trails and formal leisure facilities due to its location. However, a reasonable level of access is available to an extensive public right of way (PRoW) network north and west of the site that extends out into the wider countryside within the centre of the Borough. In this respect, the site can benefit from its location to encourage residents to undertake walks, lead to better health and wellbeing outcomes. Within close distance, Sandiacre Friesland Leisure Centre is accessible by foot, and the range of facilities accessible here is beneficial to those who might live at this potential site in the future in order to lead a healthy lifestyle.</p> <p>The site is not of a sufficient scale to provide its own green space network (although the Recreation Ground at the end of First Avenue is a short walk away), and given it is currently a private space, it would not result in a loss of an asset which would contribute to the pursuit of recreational activities.</p>	Minor positive +1	Major positive +3
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 as a result of its limited size, and therefore potential development at the site would not improve access to health services through direct provision, or in any likelihood result in a need to provide healthcare	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		facilities within Risley due to population growth. The nearest formal health facilities to the site are within Sandiacre at Adam House Medical Practice, east along the B5010.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	<p>As referenced in 5(1), the site's relative isolation from formal, strategic-scale Green Infrastructure does mean travel would be required to access these recreational assets which exist within the wider area. However, the presence of a nearby leisure centre within Risley does offer opportunities for those living at a potentially developed site to undertake in recreational physical activity. In conjunction with the presence of an extensive Public Right of Way network, extending out into the countryside to the north and west of the site, scope exists for future residents to benefit from opportunities.</p> <p>However, the site would be unlikely to contribute to a network of new green or open spaces to the extent that the assets would directly and tangibly increase opportunities for recreational physical activity internally – instead relying on nearby assets for residents to benefit from.</p>	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	Given the limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure acceptable development viability.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	existing open space?	Although amenity green space will be required as part of landscaping the development, this will likely be incidental in type and scale, and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Potential for enhancing an adjacent Recreation Ground at First Avenue exists, with development making a financial contribution to the improvement of facilities, recognising the additional usage from a modestly expanded local population.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site forms part of wider farmland located north and north-west of Risley – although it is currently in use as horse grazing land. Given its agricultural use (Grade 3 land in quality), development would see a small area of historic farmland lost and result in a slight effect on improving access to local food growing opportunities. The scale of impact is limited however, due to the relatively small area of agriculture and current non-agricultural use.	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?	Although relatively limited in scale, delivery of around 65 dwellings at this location would result in the urbanising of currently private greenfield land in use for horse grazing, potentially heightening convergence of additional population from within the locality. As a result, incidences of crime	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		typically associated with property and motor vehicles are very likely to increase even if only to a minor extent. This would also heighten the fear of crime in the locality. The opportunity to reduce incidences and fear of <i>rural</i> 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?	The land upon which this site would be developed has nothing within it that would contribute to it being considered as 'built environment' and is located within a semi-urban setting on the edge of the Risley built-up area. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design and landscaping of a scheme, it would not be able to alleviate all concern 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 character of the land and the area immediately around it.	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	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 nearby to the Sandiacre built-up area and means that existing assets in the locality are likely to be further	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the gap between the most deprived areas within the plan area.		supported and, consequently, protected. Development of the site by itself could not justify the enhancement of existing assets, although an increase in the population interacting with local culture and assets resulting from a development of this scale is likely to provide some, albeit modest given the size of site, 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?	<p>Delivery of this site would result in a modest increase in population adjacent to Risley and nearby to the Nottingham urban conurbation. This will increase, albeit marginally, the proportion of the overall plan area population able to access and engage with community activities at facilities – although it must be recognised that community activities are likely to be more plentiful in scale and range in neighbouring Sandiacre than what exists in Risley due to a larger resident population.</p> <p>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 largely anecdotal and unknown.</p>	Neutral 0	
7. Social Inclusion To promote and support the development and growth of social capital and to improve	3. Will it increase the number of facilities e.g.	The limited scale of the site, with 65 homes promoted, means development would not be expected to lead to the creation of new facilities in nearby centres – in this instance the Local Centre	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
social inclusion and to close the gap between the most deprived areas within the plan area.	shops, community centres?	at Sandiacre and the more limited facilities in Risley. Whilst not contributing to an increase in the number of facilities, development at this location would also not result in the loss of facilities either.		
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?	<p>The potential development of the site would result in a new population relying on the existing transport infrastructure as opposed to growth being used to instigate enhancements to the infrastructure in this part of the Borough. The small-scale site would not be large enough to warrant major enhancements to the current road or public transport network, although it would be expected that vehicular access from the site would need to link from the B5010 Derby Road, utilising a current track which provides access to the land.</p> <p>Given the relatively small-scale size of site, the number of additional car journeys would be fairly limited. However, Borough-wide traffic modelling information generated for the Council indicates that</p>	Major negative -2	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		one of the two main junctions that development-generated traffic would pass through (Risley Crossroads) is already operating in excess of 100% capacity. The relatively modest size of development at 65 homes would find it difficult to fund any junction enhancement owing to housing viability.		
<p>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.</p>	2. Will it help to develop a transport network that minimises the impact on the environment?	Following on from 8(1), the limitations posed by the potential for development at the site makes the development's contribution to a network minimizing the impact on the environment fairly difficult to achieve. Additional pressures placed upon a failing road junction would generally see longer waiting times, more stationary traffic and consequently, a deterioration in local air quality. Whilst discussed more in 8(3), the limitations in road space and capacity through junctions such as Risley Crossroads also limits the ability of public transport/bus to adequately serve the proposed development site. The conditions around the site indicate that development would not positively contribute to a transport network minimizing impacts on the environment.	Major negative -2	
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car,</p>	3. Will it reduce journeys undertaken by private car by encouraging	Whilst the proposed development site is situated close to a regular bus service in the i4 which links Nottingham and Derby via Risley, the issue raised in response to 8(2) mitigates the impact that alternative modes of transport can make in	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
improve accessibility to jobs and services for all and to improve travel choice and accessibility.	alternative modes of transport?	reducing private car journeys. The route does pass within 100m of the site, but the congestion at the nearby Risley Crossroads (and other failing junctions across the route) mean the positive impacts of public transport and the benefits of proximity between the site and a frequent bus route are somewhat diluted.		
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 will not lead to the provision of any additional facilities due to its limited size. However, due to the site's location in Risley, and relatively close by to Sandiacre (and its Local Centre), development of the site would be expected to result in a very modest increase in the proportion of the Borough's population able to access facilities provided by existing settlements – although this is tempered somewhat by the site's relationship to immediate road junctions which are operating in excess of capacity, restricting the ability of future residents to access nearby services and facilities via public transport at peak times during the day.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the site's scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	Minor negative -1
9. Brownfield Land To make efficient use of	2. Will it minimise impact	Development would likely see an altered relationship between the site and the natural	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
brownfield land and recognise biodiversity value where appropriate.	on the biodiversity interests of land?	environment. With the site historically in an agricultural use (although currently used for horse grazing), it's biodiversity levels within the boundaries will be largely basic and limited. However, there are surrounding boundary treatments in the form of hedgerow which may be impacted by development of the land. Notwithstanding this, it would be expected that enclosing boundary features would be retained in the event of future development, and the requirements of Biodiversity Net Gain would see a 10% overall level of enhancement implemented. Delivery of BNG on the site could be problematic owing to its relatively small size, but overall the option of development would not be expected to impact negatively on the land here.		
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?	Development of this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 65 new homes would see a modest increase in energy usage and demand from the grid locally. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an 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	2. Will it improve energy efficiency of the building	The construction of this number of new homes in line with current building regulation requirements would make a small, positive contribution to the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	stock within the Plan area?	energy efficiency of domestic building stock within the plan area.		
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?	The relatively small scale of the site under assessment means there is less likelihood of any future development having the potential to support the generation of and use of renewable energy for domestic needs. Some scope exists for individual dwellings to capitalise on opportunities for aspects such as solar panels on roofs, but this would be voluntary and not delivered at every property.	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?	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 masterplan-led 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 introduction of a community energy system, but further technical work would be necessary to confirm this view.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>All potential homes at this location would be required to be constructed in line with current building regulations which account for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest degree in enhancing the housing stock in the Borough to adapt to changing climatic conditions.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>Given the existing land use of the site, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The limited scale of the site (65 dwellings) moderates the impact of such increases – however, the altered conditions from the current baseline from the agricultural/horse grazing use still results in a negative score.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around the Risley Brook (located around 200m to the west) which may pose some additional risk to heightening risk levels closer to, and along the watercourse. Notwithstanding this, suitable drainage, combining engineered sewers and</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		natural forms (SuDS) involving permeable ground would be required and would contribute to ensuring flood risk is not worsened locally.		
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. As referred to in 12(1), the site is located nearby to the Risley Brook, so care would need to be taken regarding controlling surface run-off from the development in the direction of the watercourse over fields in between. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the movement of water, ensuring water quality would not be adversely impacted.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property on-site. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 65 dwellings, a development of this scale would have a more limited impact than any larger alternative.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	4. Will it improve or help to promote water efficiency?	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; thus the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.		development would result in additional new dwellings within the Borough's housing stock able to demonstrate higher and more controlled levels of water efficiency.		
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?	As referenced at 12(2), the nearby Risley Brook watercourse requires care to be taken in ensuring no discharges pass between the site, the fields in-between and the Brook. Notwithstanding this, it is unlikely that a development would be approved which didn't make sufficient provision for the control of discharge into a neighbouring watercourse to risk worsening WFD status.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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	1. Will it help protect and improve biodiversity and avoid harm to protected species?	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the agricultural	Neutral 0	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		farmland use of the site (albeit, not current) is also less likely to support high level forms of biodiversity within it. These considerations, as well as the limited scale of the site and proportionate requirements around BNG, limits any negative effect on this criteria question with regards to this site specifically.		
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?	Potential development of smaller sites such as this one adds difficulty to securing on-site biodiversity gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be on site. That being said, on-site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	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.	3. Will it conserve and enhance the geological environment?	Potential 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.). However, no Regionally Important Geomorphological Site designation is present within the site's boundaries and the scale and topography of the site is such that effects would be	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		modest at most.		
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?	Development would not enhance woodland cover by virtue of any future development. As described in previous responses, tree coverage is minimal, with a small group of hedgerow trees located on the site's northern boundary, isolated trees around the properties of Vivod and Tig-na-rosen, and a more extensive tree belt along its western boundary. Whilst access may be difficult to create, it is unlikely any of the tree coverage mentioned above would have to be removed to facilitate vehicular access.	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?	With the site relatively small, measuring 2.2 hectares in size, the ability to provide new open/green space is more difficult owing to the need to incorporate sufficient homes and ensure positive development viability – in addition to securing an efficient and effective use of land. Therefore, the site is unlikely to provide any destination open space due to its restricted size, with any green space likely to be incidental in type and scale to support a well-designed scheme. The availability of open/green space within close walking distance will be discussed at 13(6).	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	6. Will it improve the quality of existing open	Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries	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.	space?	so development would not have any impact or effect in enhancing the quality of existing open space. However, a sizeable recreation ground located at the end of First Avenue has the ability to be upgraded and enhanced for anticipated wider use from new residents at the site through securing developer contributions.		
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 fairly remote from the Borough's formal Green and/or Blue Infrastructure network, with the nearest sections located further east beyond Sandiacre along the Erewash Canal and River Erewash. As such, the development of a small-scale site would not on its own make any contribution to any of the Borough's networks. As discussed at 5(1) & 5(3), the site is located well to access the Public Right of Way network which expands in a north-westerly direction into the centre of the Borough, so a modest benefit can be assessed from that. However, this isn't sufficient enough to demonstrate protection or improvement of more strategic networks.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. Landscape features such as the presence of hedgerow trees	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
good design.		particularly along its northern boundary help to link the site to its described landscape characteristics. However, given the pattern of how Risley's built-up area has evolved, the area demonstrates an edge-of-urban character given the direct proximity to development on two sides of the site. Neighbouring landscape features would likely be retained in the event of future development, meaning they would help to provide enclosure to new housing. Despite this, the development would expand the urban footprint of Risley settlement across land here, altering the assessed character 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.	2. Does it have a positive impact on visual amenity?	Development at this location would have a limited impact on wider views and visual amenity north of Risley. The topography of land sees it rise away from Derby Road towards the site's northern boundary (formed partly by track), with this acting as a ridgeline with land levels dropping away beyond. This restricts the impact that land contributes within a wider setting, although development would still represent visual intrusion on open land bounding the village.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and	3. Will it maintain and/or enhance the local distinctiveness of the	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. As described across 14(1) & 14(2), this part of Risley is influenced by neighbouring urban development.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhancing the place through good design.	townscape or settlement character?	Located to the rear of properties on the northern side of Derby Road, wider visibility of this site is heavily restricted. As such, the site itself contributes little to the local distinctiveness of the townscape settlement character, so any future development would make a minimal impact – with opportunities to enhance local distinctiveness reduced by virtue of the privacy the land enjoys.		
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 discussed in 14(3), it will be difficult for development at this location to conserve or enhance the existing interrelationship between the landscape and the built environment owing to the surrounding characteristics of the landscape. Currently an enclosed area of farmland (although not actively being farmed), its direct proximity to the built-up area means that any potential development would influence an alteration in relationship between the wider area of countryside further north, and the urbanised part of Risley. The sense of privacy the site enjoys, to the rear of properties on the northern side of Derby Road, and only accessible by track means the ability for development to alter the visual relationship is limited.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to	1. Will it conserve and enhance the historic	Despite the site existing beyond the built-up limits of Risley, the land itself has little by way of association with any on or immediately off-site heritage assets with no adjacent statutory or non-	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	environment, designated and non-designated heritage assets and their settings?	statutory designations. Risley Conservation Area is around 180-200 metres west of the site, but located beyond a dense plantation of trees which provides a strong visual break. A limited number of vehicular movements created by development would route through the Conservation Area, heading westwards when exiting onto the B5010. However, the limited scale of development means that traffic generated from the site will be minimal and thus any such effect would be insignificant when compared with larger sites. In general, the number of homes (65 homes) would not be expected to conserve and enhance the historic environment or any specific heritage assets within the wider village.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	As discussed at 14(3), the location of land here is relatively private given it is situated to the rear of existing properties with access from Derby Road relatively limited. As such, the land's ability to make any sense of character to the historic elements of the local character and distinctiveness is minimal. Without any information around a possible scheme's layout and design then it is difficult to understand how development might respect, maintain and strengthen the local character and distinctiveness on a granular basis. However, on a wider level, the development of approximately 65 homes would alter these aspects in a slightly detrimental way, urbanising the wider surrounds.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>New population at the site offers opportunities for future 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. Risley Village Conservation Area spans a wide area and has an interesting history. As discussed earlier within the assessment, despite direct access to public transport being good, the technical failure of nearby junctions could act as a hinderance for residents on the site to use buses to access large nearby urban centres at Nottingham and Derby to access and participate in cultural activities.</p>	<p>Minor positive +1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment, despite the relative closeness of the Risley Conservation Area just west of the site. Whilst development may increase vehicular activity (thus, access) through the Conservation Area, its limited scale at 65 homes is such that this effect would be minimal.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to</p>	<p>5. Will it conserve and enhance the archaeological</p>	<p>No recorded archaeological assets or designations exist on or immediately off-site, so it is unlikely that development would have any negative impact on the archaeological environment.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	environment?			
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 potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site would help to minimise the amount of raw materials.	Minor negative -1	Major negative -3
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 by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations 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	3. Will it result in additional waste?	Development of the site would be expected to have an impact in additional waste being created from the 65 domestic buildings. This impact is limited only by the relatively minor scale of development	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including soils, safeguarding minerals and waste.		proposed.		
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 and type would not be expected to have any level of 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 falls within ALC Grade 3 (Good to Moderate land). However, information helping to show whether the land falls within a Grade 3a or 3b categorisation is not clear in its conclusion. The land could, if Grade 3a, be best and most versatile land – although it is distant from Very Good Grade 2 farmland, suggesting this is more likely to be Grade 3 (moderate) in quality. With land in recent agricultural use (albeit not actively farmed), development would sterilise the site’s ability to contribute towards agricultural productivity. Effects are offset however by the small-scale of promoted development at just 65 homes on the 2.2ha site.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification (currently farmland/grazing land). So development would not prevent the loss of greenfield land. The limited scale of site at just 65 dwellings manages to offset this negative impact.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 and development at this location would require no specific advice over ground stability. 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: CSR-0016 Land West of Station Road, West Hallam

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 60 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing</p>	<p>4. Will it reduce the number of</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose'</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	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 does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location within the countryside, away from any urban area as well as the very limited scale of development potential of the site in question.		
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 nearby settlements.	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	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	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. The site falls within Agricultural Land Classification Grade 4. The site is therefore limited in quality and potential for agriculture.	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	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 structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Development of this site would result in additional population that would be reliant on the use of existing nearby facilities in West Hallam which is considered to be a key settlement providing a wide range of retail and service facilities within it – these facts have influenced the current policy desire to allocate Village Centre status to its central core. Maintaining the vitality and viability of settlement centres such as West Hallam which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it.</p> <p>Conversely, and for the avoidance of doubt, such an effect would be less pronounced for sites adjacent to much smaller settlements which do not have a significant retail or service centre to sustain.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>5. Health and Wellbeing To improve health and</p>	<p>1. Will it reduce health</p>	<p>New population from the site will be reliant on services and facilities provided by West Hallam.</p>	<p>Neutral 0</p>	<p>Minor positive</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
wellbeing and reduce health inequalities.	inequalities?	As a result of West Hallam centre being around 0.8km and the scale and range of facilities provided, an increased proportion of the population within the plan area will be able to reasonably access such facilities through active means (walking and cycling) thus promoting healthier lifestyles. It is unlikely the site is of a scale to provide its own green spaces network but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public.		+1
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 to the site are within West Hallam. Given the proximity of the site to West Hallam centre and options for connectivity in (including via active travel), development of the site would result in an increased proportion of the boroughs population with improved access to health facilities.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	Notwithstanding the presence of nearby existing green infrastructure provision (including PROW network and Great Northern Greenway), the sites location near to these assets would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is classified as arable and Grade 4 (poor) ALC quality. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 60 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 an 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	1. Will it protect and enhance existing cultural	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population nearby to West	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	assets?	Hallam 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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?	Delivery of this site would result in a modest increase in population adjacent to West Hallam. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	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.	3. Will it increase the number of facilities e.g. shops, community centres?	The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	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	
<p>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.</p>	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 and around West Hallam. 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 – though given the scale this would likely be minor.	Neutral 0	Minor negative -1
<p>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.</p>	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site would enable access to existing facilities in West Hallam which has a wide range of retail, services and facilities within it. The site is close enough to central West Hallam so that access could be gained through sustainable means of travel – including walking, helping to contribute to a network which minimises impact on the environment. The limited scale of the site means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside.	Neutral 0	

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 would enable access to existing facilities in West Hallam which has a wide range of retail, services and facilities within it. The site is close enough to central West Hallam so that the population are more likely to make regular travel via sustainable means rather than private car. Ultimately though, locating additional population here would result in a net increase private car use locally, not a reduction.	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 unlikely to provide any additional facilities due to its limited scale. However, due to the sites location adjacent to West Hallam, development of the site would result in an increased proportion of the Borough's population able to access facilities provided by existing settlements.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	Minor negative -1
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where	2. Will it minimise impact on the biodiversity	Development would see an altered relationship between the site and the natural environment given its current greenfield status. However there are few habitat features internally within the site.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
appropriate.	interests of land?	The external boundaries which contain established hedgerow and trees could be retained. When considered alongside BNG requirements, it is likely effects on this criteria question would be neutral.		
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 60 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an 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 small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		explore embedding such measures within any future scheme regardless of scale.		
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	4. Will it support the development of community energy systems?	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	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	5. Will it ensure that buildings are able to deal with future changes in climate change?	New homes will 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (60 dwellings) severely limits the extent of this effect though it is still a negative one.	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 is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Minor positive +1
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. The site does not contain a watercourse nor is it nearby to one, therefore it is also unlikely to have a negative effect.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at around 60 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	No water features interact with the site. It is unlikely therefore that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of	6. Will it cause any harm to a Source	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
flooding and to conserve and improve water quality.	Protection Zone or the water environment?	possible development would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.		
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 biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site or in close proximity. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the retention of trees and hedgerows which make up the external boundaries of the site would be possible.	Neutral 0	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.	2. Will it allow for biodiversity net gains?	A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue	3. Will it conserve and	Development of the site could result in a limited impact on the geological environment due to the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	enhance the geological environment?	construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.		
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?	Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along external boundaries of the site which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	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.	5. Will it provide new open space or green space?	With the site relatively small at only 6 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide significant open space due to its size and any green space would be incidental in type and scale.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so development would not	Neutral 0	

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.		have any impact or effect in enhancing the quality of existing open space.		
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 adjacent PROW leads to a network connecting in to the Great Northern Greenway south of the site which is one of the formal GI assets within the borough which is a focus for future investment, enhancement and protection. Additional population within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement long term.	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 falls within Nottinghamshire, Derbyshire and Yorkshire Coalfield Landscape Area and within the Plateau Coalfield Village Farmlands type which highlights dense water course trees, ancient semi-natural woodland and linear tree belts as some of the recognized features. Ultimately development of the land for housing is highly unlikely to enhance landscape character. The site does not strongly exert type characteristics and in any case a suitable masterplan for the site could contribute to maintaining any links. In view of this as well as the sites adjacency to an existing settlement and its limited scale means its development is unlikely to significantly impact on the wider landscape	Neutral 0	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		character of the area so as to undermine its long-term preservation.		
<p>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.</p>	2. Does it have a positive impact on visual amenity?	It is unlikely development of the site would have an active positive impact on visual amenity. Topography of the site -with its highest point closest to the settlement of West Hallam- set against the wider landscape context and views afforded by its siting do represent a risk to visual amenity albeit the site is still effectively an extension of an existing settlement.	Minor negative -1	
<p>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.</p>	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	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. Any future housing at this location would be expected to maintain the general pattern and layout evident in the western portion of West Hallam although its siting relative to the existing built form, as an extremity rather than subtle continuation, poses challenges in achieving this.	Minor negative -1	
<p>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</p>	4. Will it conserve or enhance the interrelationship between the landscape and the built	The site has the potential to conserve the interrelationship given its location adjacent to existing built form and its limited extent as well as significant established vegetation assets along its outer boundaries which could be retained as part of a redevelopment. Its development would leave large areas of open countryside to its west, east	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.	environment?	and south with the opportunity for the site to graduate between the existing built form of West Hallam and open countryside. However, whilst the site is attached to West Hallam, it does form an extremity to the south which will likely restrict the extent to which the relationship can be enhanced more so than if it were better integrated with the existing built form.		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site is within 450m of West Hallam Conservation Area and as part of this some local list assets. The CA is sufficiently distant from the site so that it would be unlikely to have any impact directly. A Scheduled Ancient Monument (medieval iron working remains at Stanley monastic grange) is located just 350m south of the site. Whilst this may normally be considered a sufficient distance, the open views and topography in the area, and in particular the setting of the site as a relatively isolated extension of West Hallam poses risk to its setting which may need to be mitigated depending on detailed views from Historic England. There are no other statutory or non-statutory designations of concern. Development would generate additional traffic which is likely to route through West Hallam and the aforementioned Conservation Area however development would be of such a limited scale relatively that the additional vehicular	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		numbers would be unlikely to result in noticeable effect.		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>Whilst the site will adjoin a well-established settlement it would do so as an extended extremity rather than as a natural extension. Such siting poses a challenge in being able to easily maintain local character and distinctiveness. The negative impact from this is limited given the patchwork development of this area, and there being no clear character or distinctiveness outside of the Conservation Area. As already considered for the same reasons the site does pose some risk to landscape considerations.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>An enlarged population at the site offers opportunities for new residents to better access and understand local heritage through nearby assets. West Hallam also has a wide range of cultural activities to engage with within it so would also contribute to enabling further engagement with these.</p>	<p>Minor positive +1</p>	
<p>15. Heritage To conserve the area's heritage and provide better</p>	<p>4. Will it protect or improve access and</p>	<p>Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
opportunities for people to enjoy culture and heritage.	enjoyment of the historic environment?	environment.		
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 consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Neutral 0	Major negative -2
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 falls within ALC Grade 4. Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding	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.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minerals and waste.		The site does not interact with land identified for extraction in the future.		

Site: CSR-0017 Morley Riding Stables, Lime Lane

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 30 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing</p>	<p>4. Will it reduce the number of</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	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 does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location within the countryside, away from any urban area as well as the very limited scale of development potential of the site in question.		
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 nearby settlements. Given the extremely limited scope of provision in adjacent Morley, a new population will be reliant on accessing infrastructure further afield, including via private car.	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	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However construction activity associated with implementing the site would be likely to provide a short term boost to employment opportunities locally but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.	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. The site falls within Agricultural Land Classification grade 3 so is limited in quality and potential for agriculture, therefore. The site is currently used for equestrian activity so whilst there would be a loss of this rural use, the operation is of a such a limited scale that its loss would be	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		negligible in the context of 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?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and Innovation 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	

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.	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, particularly in light of the relatively limited number of new dwellings this site would accommodate.	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?	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?	The site is not within the vicinity of any centre. The nearest settlement – Morley – does not contain a wide enough range of associated uses that its vitality could be encouraged by development here.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The site is of a scale that a network of green infrastructure is unlikely to be provided and access to facilities and services will most likely be obtained through private transportation	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>given the distances between the site and notable centres. The population of this site will be less likely therefore to carry out their daily business through active means which otherwise would have provided health benefits. The site is not likely to contribute tangibly to reducing health inequalities.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>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 to the site are within Oakwood around 3.7km away. This kind of distance does not act to improve access to existing facilities either.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>Notwithstanding the presence of nearby public rights of way which extend into the wider countryside, connection from the site into these would not constitute increasing opportunities for physical activity beyond current levels. Further, the site is so limited in scale that it would be unlikely to provide for additional internal opportunities such as via a green infrastructure network. The size of the site does limit its impact on the countryside which is essential in providing for outdoor recreation generally.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and</p>	<p>4. Will it provide new open space</p>	<p>Given the very limited size of the site, the ability to provide new open space becomes more</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
wellbeing and reduce health inequalities.	or improve the quality of existing open space?	complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is classified as arable and Grade 3 (good-to-moderate) quality. It is currently in use for equestrian activities and its loss would not directly remove an existing food growing resource. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its lower quality, minimal extent and current alternative use moderates the negative impact from this.	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?	Although relatively limited in scale, delivery of around 30 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	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		are very likely to increase even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land, particularly in light of its particularly rural setting.		
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 an 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	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 nearby to Morley – which has very limited provision within it - means that existing assets in the locality (such as the school and church) are likely to be	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
deprived areas within the plan area.		further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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?	Delivery of this site would result in a modest increase in population adjacent to Morley. 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 lack of range of facilities which might provide community activities within it. 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.	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	3. Will it increase the number of facilities e.g. shops, community centres?	The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area.				
<p>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.</p>	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	
<p>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.</p>	1. Will it use and enhance existing transport infrastructure?	<p>Development of the site would result in a new population making use of existing transport infrastructure present in in the countryside around Morley. 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 – though given the scale this would likely be minor.</p> <p>Notwithstanding the presence of multiple PROW around the site, the physical separation between the site and adjacent Morley and distance to more substantial service centres at the larger settlements likely risks a more intensive use of local infrastructure through use of the private car.</p>	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>No. The relatively isolated location of the site, detached from Morley which itself provides very limited facility, service or retail provision, will encourage the use of the private car required to access larger service centres within the borough. This in itself will result in a negative impact on the environment. Only the very minor scale of development limits this negative effect.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>Notwithstanding the presence of bus stops in Morley, the relatively isolated location of the site, detached from Morley which itself provides very limited facility, service or retail provision, will encourage the use of the private car required to access larger service centres within the borough. Whilst all housing sites would be expected to contribute to an increase in car usage, this site would be less likely to be able to demonstrate mitigation or limit the negative effect.</p>	<p>Major negative -2</p>	
<p>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</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>The site is unlikely to provide any additional facilities due to its limited scale. The relatively isolated location of the site, detached from Morley which itself provides very limited facility, service or retail provision means this site would be ineffective at increasing the proportion of the Borough's population with easy access to services and facilities.</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
accessibility.				
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. The limited scale of site limits this negative effect.	Minor negative -1	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 see an altered relationship between the site and the natural environment particularly when considering the sites relatively isolated location away from existing settlement. The sites use as riding stables with associated land reduces the likelihood of it supporting higher levels of biodiversity due to the managed nature of the land and there are very few notable habitat features across the site (such as hedgerows or wooded areas) which is primarily field for grazing. The external boundaries which likely contain the most diverse environments on site could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to positively minimise impact on biodiversity interests of land for the reasons considered above however the sites isolated location, away from settlement form (and thus integrated more intensely with the natural environment) limits this effect.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Even taking account of the riding stables element of the sites current use, provision of around 30 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>Homes that might potentially be 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (around 30 dwellings) severely limits the extent of this effect, though it is still a negative one.	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 is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Minor positive +1
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. No watercourse is located within, adjacent or immediately nearby to the site so there are no prospects of any surface water run-off flowing into watercourses and providing	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		a deterioration in water quality within them. 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 this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at around 30 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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	No watercourses are located within, adjacent or immediately nearby to the site and this makes it extremely unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams. It is not felt that the nearby RIG site	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	watercourses?	(Dam Brook) would be materially affected by the site given separation distance and lack of a water source within the site to interact with the asset.		
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?	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current equine use of the site is also less likely to propagate high value biodiversity within it. Boundary hedgerows could be retained. As such potential impact on important biodiversity features such as these as a result of site redevelopment is minimal. Off-site, two nearby SSSIs are present in fairly	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		close proximity – Morley Moor and Breadsall Railway Cutting and these play host to uncommon habitats of high value. Whilst it is not thought development of the site would directly impact on these assets, the site does fall within a SSSI buffer zone which requires direct consultation with Natural England for rural housing redevelopments. This in itself highlights the additional sensitivity to be overcome with regard to development of this site. Even with the benefit of BNG required, these factors have an impact on the sustainability of the site from a biodiversity perspective.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	3. Will it conserve and enhance the geological	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	environment?	necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible. It is not felt that the nearby RIG site (Dam Brook) would be materially affected by the site given separation distance and lack of a water source within the site to interact with the asset.		
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?	Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along site boundaries which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	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.	5. Will it provide new open space or green space?	With the site relatively small at only 1.9 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?</p>	<p>A nearby PROW leads onto the Great Northern Greenway south of the site which is one of the formal GI assets within the borough which is a focus for future investment, enhancement and protection. Additional population within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement long term. However, access to the Great Northern Greenway via the PROW would require a 1.4km walk from the site and as such the positive effect from this site is likely negligible given the distances concerned and very limited scale of development proposed.</p>	<p>Neutral 0</p>	
<p>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</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The site is located within the Coalfields area, and more specifically, forms part of the Plateau Estate Farmlands type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. Landscape features such as the presence of isolated woodlands, semi-regular</p>	<p>Minor negative -1</p>	<p>Major negative -3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.		field patterns and the dispersed and sparse nature of existing built form can be observed in the wider area around the site. The isolated nature of the site, away from existing built form would likely be of detriment to the wider landscape feel of the area which is closely aligned with the recorded characteristics.		
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?	The isolated nature of the site, away from existing built form, heightens the sites likely visual impact on the existing setting and, thus, is likely to have a negative effect on visual amenity in the area.	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?	Even after development the site would remain separated from the settlement of Morley to the north. On balance it is unlikely the development would have any influence over the townscape or settlement character of Morley therefore.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage	4. Will it conserve or enhance the interrelationship between the landscape and	The site would represent a new isolated development when considered in the context of existing nearby settlements. Its presence is likely to negatively impact on the existing relationship between the landscape and built	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and its setting and enhancing the place through good design.	the built environment?	environment therefore.		
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 within 150m of Morley Conservation Area, however, it is detached from the settlement so its development would have negligible impact directly. Otherwise there are no other statutory or non-statutory designations of concern. Development would generate additional traffic which may route through Morley and the aforementioned Conservation Area however development would be of such a limited scale relatively that the additional vehicular numbers would be unlikely to result in noticeable effect.	Neutral 0	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?	The site is located away from the nearest settlement of Morley which in itself is minor in scale. It is therefore detached from existing built form. As a result, despite the limited scale of development, the site would have a noticeable effect on the landscape character and given its detachment would offer little in maintaining or strengthening the townscape character of any settlement.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better	3. Will it provide better opportunities for	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly in	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
opportunities for people to enjoy culture and heritage.	people to access and understand local heritage and to participate in cultural activities?	relation to Morley Conservation Area. The detached location of the site limits this effect however (the site would not be physically integrated with the settlement of Morley).		
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 of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus, access) through Morley's Conservation Area, its limited scale is such that this effect would be minimal. In any case, an increased interaction of vehicles with the historic environment might result in negative effect which cancels out any potential benefit.	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 Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate 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.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>3. Will it result in additional waste?</p>	<p>Development of the site would be expected to have an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>4. Will it reduce hazardous waste?</p>	<p>Development of this site would not be expected to have any impact on the production of hazardous waste locally.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>The site falls within ALC Grade 3. Development of the site would not therefore prejudice the best and most versatile agricultural land.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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.	Neutral 0	

Site: CSR-0018 Land on east side of Derby Road, Stanley Village

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 24 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.	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?	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	
1. Housing To ensure that the housing stock meets the housing	4. Will it reduce the number of unfit/vacant	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
needs of the population, including gypsies, travellers and travelling showpeople.	homes?	directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.		
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 nearby settlements including Breaston rather than enhanced 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	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	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. The site falls within Agricultural Land Classification Grade 4. The site is therefore limited in quality and potential for agriculture. The site is currently vacant without active use so there would be no direct loss of existing productivity through its redevelopment at this time.	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	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 structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general, including graduates, would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.	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.	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?	The site is not within the vicinity of any centre. The nearest settlement, Stanley, does not contain a wide enough range of associated uses that its vitality could be encouraged by development here.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The site is of a scale that a network of green infrastructure is unlikely to be provided and access to facilities and services will most likely be obtained through private transportation given the distances between the site and notable centres. The population of this site will be less likely therefore to carry out their daily business through active means which otherwise would have provided health benefits. The site is not likely to contribute tangibly to reducing health inequalities.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and	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	Neutral 0	

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wellbeing and reduce health inequalities.	services?	would not improve access to health services through direct provision. The nearest health facilities to the site are within West Hallam around 2.1km away. This distance would require vehicular travel for most. Notwithstanding the potential for public transport access, these circumstances do not lend themselves to improve access to facilities relatively for the boroughs population.		
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 presence of the surrounding PROW network, this would not constitute increasing opportunities for physical activity beyond current levels. Further, the site is so limited in scale that it would be unlikely to provide for additional internal opportunities such as via a green infrastructure network. The size of the site does limit its impact on the countryside which is essential in providing for outdoor recreation generally.	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?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is classified as arable and Grade 4 ALC (poor) quality. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 24 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land especially in light of its particularly rural location.	Minor negative -1	Minor 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 contain any built development. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment. Whilst new	Minor negative -1	

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		development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to Stanley – which has very limited provision within it - means that existing assets in the locality (such as the school, church and pub) 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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	2. Will it improve access to, encourage engagement with and residents' satisfaction in	Delivery of this site would result in a modest increase in population adjacent to Stanley. 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 lack of range of facilities which might provide community	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
plan area.	community activities?	activities within it. 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.		
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 very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	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	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 in the countryside around Stanley. 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	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
improve travel choice and accessibility.		development where appropriate – though given the scale this would likely be minor. The physical separation between the site and more substantial service centres at the larger settlements likely risks a more intensive use of local infrastructure through use of the private car. This could have a particular effect on the Cat & Fiddle Lane junction which has been highlighted as failing in recent transport evidence.		
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?	No. Stanley provides very little by way of service or retail provision. Occupants of the site will require the use of the private car to access larger service centres within the borough. This in itself will result in a negative impact on the environment. Only the very minor scale of development limits this negative effect.	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.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	Notwithstanding the presence of nearby bus stops in Stanley, the lack of service and retail facilities as well as employment opportunities within adjacent Stanley will encourage the use of the private car required to access larger service centres within the borough. Whilst all housing sites would be expected to contribute to an increase in car usage, this site would be less likely to be able to demonstrate mitigation or limit the negative effect.	Major negative -2	

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8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. The lack of services and facilities within adjacent Stanley means this site would be ineffective at increasing the proportion of the boroughs population with easy access to services and facilities.	Minor negative -1	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site is entirely greenfield in its classification, so development would not be making efficient use of brownfield land. The limited scale of the site limits this negative effect.	Minor negative -1	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 see an altered relationship between the site and the natural environment given its current greenfield status. However, aside from grass, there are very few habitat features internally within the site. It is the external boundaries particularly to the east which contain the most established areas of vegetation and these could be retained. With these considerations as well as BNG requirements, effects on this criteria question are considered to be neutral.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing	1. Will it result in additional energy use?	A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 24 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
dependency on non-renewable sources.		schemes could be pursued to offset the impact, this would still result in an 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 contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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?	New homes will 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (around 24 dwellings) severely limits the extent of this effect, though it is still a negative one.	Minor negative -1	Minor negative -1
12. Flooding and Water Quality	1. Will it minimise or	30% of site is in Flood Zone 3 and therefore is at the very high risk of flooding. Normally, this would	Minor negative	Major negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	mitigate flood risk?	be a significant sustainability concern for a site of this nature, however it is noted that the promoter has confirmed that the section of the site within Flood Zone 3 will be excluded from the developable area. Alongside required drainage, this limits negative impacts on flood risk, however some risk would remain.	-1	-3
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. Development of the site would result in increased runoff, which could impact water quality of nearby watercourses, including Stanley Brook which is situated along the southern site boundary. A minor natural drain also exists along the western site boundary, and very slightly extends into the site. While as mentioned at 12 (1) that some of the site will be excluded from developable area, development of the site would still pose some risk of harm to water quality, and wider water 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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at around 24 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	

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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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	While the presence of on-site watercourses is extremely limited, as discussed at 12(2), development of the site would pose some risk to Water Framework Directive of nearby watercourses.	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	1. Will it help protect and improve biodiversity and avoid harm to	The biodiversity value of the site has not been comprehensively assessed. However, records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site,	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.	protected species?	the absence of recognised designations show the site as one that does not support extensive habitats. Further, the retention of trees and hedgerows which make up the external boundaries of the site would be possible. The LCA for the area notes the generally poor biodiversity of the area given the history of intense agriculture.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	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.	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.	Neutral 0	

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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.	4. Will it maintain and enhance woodland cover and management?	Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along site boundaries which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	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.	5. Will it provide new open space or green space?	With the site relatively small at only 1.65 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.	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.	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	7. Will it encourage and protect or improve Green and/or Blue	The nearby PROW network leads to the Great Northern Greenway approximately 500m to the north of the site which is one of the formal GI assets within the borough which is a focus for future investment, enhancement and protection.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.	Infrastructure networks?	Additional population within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement long term. This site is particularly close so that this effect would be an obvious positive one.		
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 falls within Nottinghamshire, Derbyshire and Yorkshire Coalfield Landscape Area and within the Plateau Coalfield Village Farmlands type which highlights dense water course trees, ancient semi-natural woodland and linear tree belts as some of the recognized features. Ultimately development of the land for housing is highly unlikely to enhance landscape character. The site does not strongly exert type characteristics and in any case a suitable masterplan for the site could contribute to maintaining any links. In view of this as well as the sites adjacency to an existing settlement and its limited scale means its development is unlikely to significantly impact on the wider landscape character of the area so as to undermine its long-term preservation.	Neutral 0	Minor negative -1
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through	2. Does it have a positive impact on visual amenity?	It is unlikely development of the site would have an active positive impact on visual amenity. However, the site is fairly enclosed by vegetation along the site boundaries, and existing properties in the built up area adjacent to the north. Low level hedgerow along the western border of the site may lead to some loss of openness. The site and land beyond	Neutral 0	

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good design.		is fairly flat, and so development of the site would not result in impact on or loss of wider views.		
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?	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. However, any future housing at this location would be expected to maintain the general pattern and layout evident in the western portion of Stanley given the physical relationship with Stanley Conservation Area, which is on the edge the site. While some screening of the site by existing properties not within the CA would be possible, development of a site in close proximity to other heritage assets poses a risk to being able to successfully maintain setting and 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 design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The site has the potential to conserve the interrelationship given its location adjacent to an existing settlement. A large area of open landscape would be retained to the east beyond its extent and impacts on the open countryside in terms of wider views would be softened by the relative level of enclosure of the site and land beyond it.	Neutral 0	

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<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The north of the site is on the edge of Stanley Village CA. The proximity of the site to assets and its location within the CA are considered to be significant heritage factors to overcome. It is considered unlikely that development of the site would not be of detriment to the historic environment overall, although some level of screening would be afforded to the site by existing properties.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>Any future housing at this location would be expected to maintain the general pattern and layout evident in the southern edge of Stanley given its physical relationship. However, the site's location of the edge of Stanley Conservation Area and proximity to other heritage assets poses a significant risk to being able to successfully maintain local character and distinctiveness particularly in terms of townscape character. The challenges around maintaining landscape character have been addressed above.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in</p>	<p>An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly in view of the site's relationship with the Stanley Conservation Area and proximity to other heritage assets.</p>	<p>Minor positive +1</p>	

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	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?	Given the geographical relationship between the site and historic environment as considered above, access to the historic environment will be improved for an increased proportion of the Borough's population. Cancelling this out however is the potential negative effects on said assets as a result of development.	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 Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Minor negative -1	Minor negative -3
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	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	techniques?	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.		
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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 falls within ALC Grade 4 (Poor). Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minerals 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?	30% of the site is within a high-risk Coal Authority Area. Normally, development of a site within a coal risk area may risk prejudicing future coal extraction, however the promoter has confirmed that an initial coal mining risk assessment has been carried out and identified no issues. The limited scale of the site would mitigate against any issues, as well as the fact that only a small section of the site is affected. The site does not conflict with any intentions for extraction outlined within the Minerals Local Plan.	Neutral 0	

Site: CSR-0020 West of Cole Lane, Borrowash (B)

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>Delivery of approximately 16 homes will not have a a tangible effect on the overall range and affordability of housing for all social groups within the plan area.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified. Site capacity however is so limited, that the potential for this is much lower.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough, although this would extremely minimal due to the size of the site. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>Development is not expected to have a direct impact on reducing unfit or vacant homes as there are none on site, however delivery of homes on the site will add fit for purpose homes to the borough stock. This is however unlikely to make a significant tangible difference due to very small nature of the site.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, such as access, 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 nearby settlements including Borrowash (local centre) rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The scale of the site not likely to make a significant contribution in construction related jobs.</p> <p>Development will create jobs in sectors associated with construction in the short term, and delivery of homes will to some extent support creation in the wider borough. However, due to the relatively small number of homes being delivered, this won't make a significant long-term</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		difference to the local employment market in providing a range of high-quality employment opportunities.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	Development will create jobs in sectors associated with construction in the short term, and delivery of homes will to some extent support creation in the wider borough. However, due to the relatively small number of homes being delivered, this won't make a significant long-term difference to the local employment market in providing a range of high-quality employment opportunities.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Development of the site would involve reducing the amount of grazing land in the borough, although this would have limited impact on rural productivity. The site is also of a lower ALC Grade quality at 3, and so less valuable for arable purposes in comparison to other areas of the Borough.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The scale and nature of the site constrain its ability to deliver land uses other than housing, that would be required by businesses.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it provide business/university clusters?</p>	<p>Development would not be of scale or type and would not be expected to deliver any business/university clusters.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The site would not be of a scale to accommodate the creation of new jobs in the long-term, including in high knowledge sectors.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>Development will provide housing for the wider population, of which graduates are part of. Development however would not be of the scale needed to provide a significant range of affordable options to encourage graduates to live in the plan area.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Development of this site would result in additional population that would be reliant on the use of existing nearby facilities. Borrowash is considered to be a key settlement providing a wide range of retail and service facilities within it. Maintaining the vitality and viability of settlement centres such as Borrowash which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>New homes will add to the improved quality homes with regards to insulation and other requirements to the borough stock. It is expected that homes provided will offer a degree of type, size and accessibility to meet diverse health needs of potential new population. This will be addressed at application stage. The location of the site allows for good walking and cyclist access to Borrowash local centre, allowing people to engage with more active lifestyles. Scale of development would now allow for new</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		recreational green space, however a large public park is within easy walking distance of the site. The A52 is within relatively close proximity to the north of the site, but it can be expected that the buffer between the stie and carriageway is extensive enough that air quality will not be affected. If more significant adverse effects are anticipated, these should be dealt with appropriately at the application and design stage.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	The site is not of the scale to deliver improvements to access to health services, however additional population would be able to rely on existing services, including Overdale Medical Practice which is within easy walking distance of the site.	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 limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.	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	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	existing open space?	to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is currently in use for grazing and equestrian activities, and its loss would not directly remove an existing food growing resource. As identified at 2 (3), the site is also of lower ALC grade quality. In comparison to sites of higher ALC grade quality (1-2), the site has less potential or capacity to be turned into land to accommodate food growing.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of 16 homes would lead to urbanizing of private greenfield land. As a result of this incidences of crime are very likely to increase even if only to a very minor extent and with it the	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.		
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 an 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?	Due to the absence of existing cultural assets on, or in close proximity to the site, delivery of homes on the site is not expected to make provisions for protection or enhancement of these assets. Existing cultural assets near to the site including community centers and public houses, may be enhanced by use of by new population, although any effects of this will be minor.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Development of the site is not expected to make improvements to access to community facilities. Some new population in the area are likely to engage with existing community facilities, helping to increase cohesion between existing and new residents. The extent to which development will encourage engagement however is likely to be limited.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>Development of this site would result in additional population that would be reliant on the use of existing nearby facilities, and which may lead to increased demand for new shops and facilities. This would include Borrowash local centre, which provides a wide range of retail and service facilities and could support new shops and facilities. Maintaining the vitality and viability of settlement center's such as Borrowash will be aided by a new incumbent population attached to it. Due to the small size of the site, it is unlikely that development will increase the number of facilities.</p> <p>Conversely, and for the avoidance of doubt, such an effect would be less pronounced for sites adjacent to much smaller settlements which do not have a significant retail or service centre to sustain.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>Development of the site will be able to rely on existing transport infrastructure, however, with the exception of any improvements to site access, will not deliver any enhancements. New population will be able to rely on existing roads to access the A52 for longer journeys, otherwise key services are within walking and cycling distance. Some new population are also likely to use integrated bus routes within walking distance of the site. Development will not however many any significant enhancements or contributions to these services.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>The site is attached to Borrowash, which is a settlement with a local centre that provides a good range of services to support new population. The local center is close enough to encourage active travel. The availability of, in particular, walking routes into means the population of this site are more likely to make regular travel via sustainable means and, thus, favour development of a transport network which has minimal impact on the</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>environment. The fact that the site is very limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside</p> <p>Development on the site is unlikely to make any contributions to developing the transport network as a whole. New population travelling to work are likely to use private car due to proximity of A52, which has good links with Derby, increasing emissions. On the other hand, reliable bus routes may encourage take up of more sustainable modes of travel to work.</p>		
<p>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.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>The site is supported to a degree by of travel choice that supports a reduction in private car journeys. Bus routes are within walking distance, offering good services to Derby. New population will also be supported by Borrowash local centre which offers a range of services. This is within walking distance of the site and connected by a network of GI (Ock Brook).</p> <p>Development of the site is not expected to improve travel choice further, however. The site is also a very short drive from the A52, which is likely to encourage private car journeys as one of the major transport routes in the borough. By virtue of providing new homes, private car usage is likely to increase.</p>	<p>Neutral 0</p>	

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. However, due to the sites location of Borrowash and nearby to Derby and related facilities, development of the site would result in an increased proportion of the Borough's population able to access facilities provided by existing settlements. The A52 and bus routes offer good accessibility to Derby.	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 greenfield, and thus makes no contribution to reuse of brownfield land.	Minor negative -1	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 is proposed on greenfield land. Ecological value of the site is not known, however statutory BNG process will identify how impact should be minimised, and how a 10% gain will be met at application stage.	Neutral 0	
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?	Development of the site would inevitably result in additional energy use. Increased energy usage from development of 16 homes would however be very minor.	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a very small contribution to the energy efficiency of building stock within the plan area.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>As a very small site, capacity for support and use of renewable energy will be highly limited. Provisions for use of renewable energy generation if any will be outlined at the detailed masterplanning stage.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>Development of the site is not expected to support community energy systems due to its small scale, however options may be explored at the detailed master planning stage.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>Homes that might potentially be 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 can adapt to the</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		effects of climate change. The addition of new homes at this location would give rise to a notable number 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 the site with housing would lead to increased levels of air and noise pollution, as the level of car usage in the area would increase. The extent of these effects would likely be minor. Light pollution would also be increased by street lighting, and household lighting, although modern techniques and systems may mitigate this.	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 is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. On the eastern boundary of the site, lies the Ock Brook. Development of the site could result in increased runoff into the Ock Brook, which lies in close proximity to the eastern site boundary. This poses a small risk to water quality. It would be expected that development would establish standard sewer and drainage systems.	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?	Delivery of 16 homes on this site is unlikely to assist with the conservation of water given the likely demand arising from every domestic property, although this increase will be minor. Development would not help to conserve water in any meaningful way and would see a net increase in localised usage.	Minor negative -1	
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
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>As discussed at 12 (2), there is a small risk of run off into the nearby Ock Brook, which could potentially lead to deterioration of Water Framework Directive Status.</p>	<p>Minor negative -1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. However, records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations shows the site as one that does not support extensive habitats. Further, the current equine use of the site is also less likely to propagate high value biodiversity within it. These considerations as well as the very limited scale of the site and requirements around BNG limits any</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		negative effect on this criteria question with regards to this site specifically.		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	2. Will it allow for biodiversity net gains?	A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	3. Will it conserve and enhance the geological environment?	There is limited geological value, or geodiversity associated with the site, or nearby. Therefore, development of the site would not be expected to make contributions to conserving or enhancing the geological environment.	Neutral 0	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	4. Will it maintain and enhance woodland cover and management?	Development would not enhance woodland cover by virtue of the proposed development. Trees can be found along the west and north site boundaries which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	Minor negative -1	

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.	5. Will it provide new open space or green space?	The very small size of site means that it would not be possible to provide new open space and ensure viability of development.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. In any case, there is no open or green space within the site. Development of the site is not expected to make improvements to existing open space.	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 site has very good access to the Ock Brook footpath which helps create an informal GI network. The footpath follows the Ock Brook into a large green space in Borrowash, and continues on until it reaches the Riverside Path, a cycleway that connects Borrowash and Derby. The site is not expected to deliver improvements to the network; however the small additional population is likely to encourage a very limited increase in usage of the network.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The site is located within the S Yorkshire, Notts and Derbyshire coalfield, and more specifically, forms part of the Coalfield Village Farmlands. The site displays some conformity with the specified characteristics, identified by work undertaken by Derbyshire County Council, However, the site is nestled within the visual extent of Borrowash, encompassed by urban form directly to the south and so is not a critical element of preserving the wider landscape character and provides very limited contribution to it thus would not negatively impact on preservation of the wider landscape character area.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>Development at this location would not have a noticeable impact on wider views and visual amenity around the northern edge of Borrowash. The site is visually nestled within the extent of Borrowash with built form present directly to its south and the major physical barrier of the A52 to the north. Development of the site would not therefore represent an incursion on wider landscape visual amenity.</p>	<p>Neutral 0</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage</p>	<p>3. Will it maintain and/or enhance the local distinctiveness</p>	<p>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</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and its setting and enhancing the place through good design.	of the townscape or settlement character?	Breaston is low density and 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. In effect the site has every opportunity to maintain and potentially enhance settlement character, but this is an unknown at this point.		
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?	While the site would result in infilling of a greenfield site, it is nestled between existing built form in Borrowash to the south, an area of private land used by the Erewash Model Engineering Club to the north. Development of a limited number of homes is unlikely to have a significant difference on the interrelationship between landscape and built environment, which is already relatively poor.	Neutral 0	
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?	There are no designated or non-designated heritage assets on, or nearby the site. There are also no conservation areas within close proximity to the site. Therefore, the site makes no contribution to conserving, enhancing or harming the historic environment.	Neutral 0	Minor positive +1
15. Heritage To conserve the area's	2. Will it respect, maintain and	The site would have negligible impact on existing landscape character given its siting and extent and	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
heritage and provide better opportunities for people to enjoy culture and heritage.	strengthen the local character and distinctiveness e.g. landscape/ townscape character?	would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues. The site as it current appearance makes little meaningful contribution to a distinct local landscape.		
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?	Additional population may offer 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. Borrowash local centre has a good range of cultural activities, but the site would also be close to the A52 and a frequent bus service linking Nottingham and Derby, enabling 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?	There are no designated or non-designated heritage assets on, or nearby the site. Development of the site would therefore not make contributions to the access or protection of assets, neither would it have a detrimental effect on them.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better	5. Will it conserve and enhance the	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
opportunities for people to enjoy culture and heritage.	archaeological environment?	the archaeological environment.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. Construction would likely see an increase in the consumption of raw materials, although this would be very minor.	Minor negative -1	Major negative -3
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. This is largely subject to national building regulations, although local planning policy does look to encourage sustainable design in order to mitigate against climate change. 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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 entirely agricultural land, and this will all be lost if the site is developed. Agricultural Grade of land is 3/good to moderate, and so not the best and most versatile.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	The site is entirely greenfield, and so development would not prevent the loss of greenfield 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.	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	

Site: CSR-0021 Land east of Acorn Way

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 125 dwellings would not be expected to result in a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the rather limited scale of proposed development when compared to the Borough's current housing stock.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at its more basic end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site could 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 does not contain any dwellings given its undeveloped, greenfield status does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the site's location outside of one of the Borough's major settlements – albeit the site does adjoin a proposed housing development that could see an extension of the Derby built-up area should an allocation be confirmed within the Core Strategy Review. This might see some limited linkages and synergy insofar as a wider reduction in unfit/vacant homes.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it (such as vehicular access to adjoin Acorn Way, contributions for off-site road junctions or the provision of any additional infrastructure such as educational facilities (with the exception of contributions for additional school places at local schools) or new retail/community facilities would not be likely due to the relatively</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		limited size of site. Nevertheless, any future development would still be required to make contributions to existing facilities wherever infrastructure providers deem it to be necessary, but new residents would ultimately be reliant on existing infrastructure provision within the Oakwood neighbourhood of Derby, rather than enhanced or new standalone provision resulting from the potential development of the site.		
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The site is not of a scale or location that would provide for land or uses that has the potential to improve the diversity and quality of jobs in the long-term. Notwithstanding this, construction activity associated with the site's implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However, construction activity associated with the site's implementation would result in a short-term stimulus to employment opportunities locally in the construction sector. But this would be unlikely to result in strong effect on this criteria question given the limited scale of development under assessment.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>3. Will it improve rural productivity in terms of employment opportunities?</p>	<p>Some job opportunities would be expected to arise through delivery of the site as considered at 2(1) & 2(2), however such opportunities are unlikely to benefit rural productivity specifically. Whilst the site has historically fell under an agricultural use (although the land is now used for the grazing of horses), mapping of Agricultural Land Classification shows land here assessed as Grade 3 (Good to Moderate). However, the available mapping does not determine the split between Grade 3a and 3b to enable the Council to understand whether land across the site constitutes best and most versatile land agricultural land. Regardless of the grading of farmland, the promoted capacity of homes at this location would make only limited contribution to rural productivity, not least because of the edge-of-urban location which sees economic activity generally focused more on urban conurbations, not least towards the Derby urban area which is only several hundred metres west of the site.</p>	<p>Neutral 0</p>	
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to</p>	<p>1. Will it provide land and buildings of a type required by businesses?</p>	<p>The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. Notwithstanding, the site is located away from other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs given the proximity to</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
support the use of new technologies.		a large, predominantly residential neighbourhood at Oakwood.		
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?	Potential development on the site would not be of a scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses.	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 in size, or an appropriate location in a semi-urbanised environment split broadly between residential and agricultural land, to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater, yet still relatively modest, opportunity to live and work within the plan area as a result of a small boost in the supply of new dwellings that development at this location would bring. The link between attracting graduates specifically and provision of new dwellings on this	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
support the use of new technologies.		site however is weak, particularly in light of the relatively small number of new dwellings this site would be able to accommodate.		
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, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	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?	Potential development of this site would result in a modest increase in additional population in the vicinity of nearby Oakwood who would be reliant on using existing facilities for largely convenience/day-to-day goods and items. The land is isolated from the Borough's network of shopping centres, so there would be no demonstrable linkage between any development at this site and the vitality of any Erewash shopping centre. However, the additional population within the catchment of the Oakwood District Centre and to a lesser extent, the Chaddesden District Centre, would encourage a minor increase in the vitality of these particular centre's due to the relatively short proximity in distance needed to reach them.	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The site is somewhat limited in its connectivity to nearby recreational trails. Access to the formal Green and Blue Infrastructure network inside Erewash is fairly indirect and requires travel to reach and to benefit from it. The site, however, is nearby to the Great Northern Greenway, an incomplete multi-user trail which links Derby and Ilkeston. This allows for wider access to a comprehensive network of public rights of way which pass throughout the Erewash countryside, as does the adjoining Morley Bridleway which extends access eastwards towards Locko Park and Gardens.</p> <p>The site's location, closer to Oakwood's range of facilities than to those in any Erewash centre, means that development here could benefit from green space assets such as Oakwood Park and Chaddesden Wood – with formal leisure facilities nearby at Springwood Leisure Centre. So whilst the site itself is not of a sufficiently large scale to provide its own green space network, assets within a walkable distance of the site do provide potential residents with an opportunity to fulfil an active lifestyle that would lead to better general health outcomes for an individual.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce</p>	<p>2. Will it improve access to health services?</p>	<p>Health facilities would not be expected to form part of the site's possible development as a result of its limited size, and therefore its potential development</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
health inequalities.		would not improve access to health services through direct provision. Growth in the broad vicinity of Oakwood would likely result in a need to bolster healthcare facilities and infrastructure within that neighbourhood due to the arising small increase in population. Healthcare facilities, in the form of Oakwood Surgery on Bishops Drive, may require financial support to delivery any assessed enhancements to capacity – but a possible development would not by itself improve access to health services.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	<p>As referenced in 5(1), the site's relative isolation from formal, strategic-scale Green Infrastructure inside Erewash does mean travel would be required to access these recreational assets which exist within the wider area east and north of the site. However, the presence of a nearby leisure centre within the Oakwood District Centre at Springwood does offer opportunities for those living at a potentially developed site to undertake in recreational physical activity. This is supplemented by the proximity to other assets mentioned at 5(1).</p> <p>However, the site itself would be unlikely to contribute to a network of new green or open spaces to the extent that the assets would directly and tangibly increase opportunities for recreational physical activity for those living at a developed site – instead relying on nearby assets for residents to</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		benefit from.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Given the limited size of the site at 5.2ha, the ability to provide new open space becomes more challenging owing to the need to incorporate sufficient homes to demonstrate development viability. Although amenity green space would be required as part of any development's landscaping and design, this would be likely to be incidental in type and scale, and would be unlikely to provide any demonstrable positive effect on this criteria question alone. There is no open space situated within the site's boundaries given its private status, so development would not have any impact or effect in enhancing the quality of existing open space either. Potential for enhancing nearby open space is possible, but in relation to existing assets within the nearby Oakwood neighbourhood.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site forms part of wider historic farmland that extends eastwards from Acorn Way towards the Oaklands Brook. However, the site is now exclusively in use for the grazing of horses. Potential development of Grade 3 land (Moderate to Good quality) would see limited farmland lost and as a result, impact negatively on improving access to local food growing opportunities. However, the scale of impact/effect is limited, due to the relatively small area of land that would be lost as a result of development.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>1. Will it reduce crime and the fear of crime?</p>	<p>Although relatively limited in scale, the construction of around 125 dwellings at this location would result in the urbanising of historic agricultural land that is now in use for horse grazing. Development would see a heightened number of site visits from population drawn from the wider locality. As a result, incidences of common forms of crime, typically associated with property and motor vehicles are very likely to increase from a zero baseline - even if only to a minor extent. This would also heighten the fear of crime in the wider locality. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The land upon which this site would be developed cannot be considered as 'built environment' and is located within a semi-urbanised setting adjoining the countryside and with the Oakwood and Chaddesden neighbourhoods fairly close by. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment on what is rural land. Whilst new development would seek to address safety and security concerns in its design and landscaping, it would not be able to alleviate all concern and as such, delivery of the site would</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		result in a net increase in potential for safety and security issues relating to the built environment when compared with the existing character of the land and the area immediately around it.		
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. An associated increase in population nearby to the Derby urban conurbation means that existing assets in the locality are likely to be afforded greater support and, consequently, an increased case for protection. Development of the site would not directly lead to enhancement of existing assets, although an increase in the population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the modest number of homes - 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 the Borough's population, albeit more closely related to the Derby urban conurbation. This will increase, albeit marginally, the proportion of the overall plan area population able to access and engage with community activities at local facilities, albeit these would be within a neighbouring local authority area with a relatively strong range at the Oakwood and Chaddesden District Centre's.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		The site would be too limited in scale to provide any additional facilities in isolation, and the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and therefore hard to quantify.		
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?	A potential development of approximately 160 homes is unlikely to be of a scale that would result in a need for new facilities in nearby centres – in this instance, the district centre's at Oakwood and Chaddesden inside Derby City. Whilst not contributing to an increase in the scale and range of facilities, development of 125 homes and the new population resident at this location would also not result in the loss of any facilities either. In reality, new residents would help support the continuation of existing facilities being offered - a scenario referred to at 4(1).	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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in this part of the Borough which forms an area very close to Derby City. Despite being promoted at 125 homes, it is not expected that the site would be large enough to adequately support major enhancements to the current road or public transport network – although an indicative site masterplan from the site promoter shows vehicular access linking the site directly to Acorn Way which borders to the west. Traffic leaving the site would route to roundabouts at each end of Acorn Way. Traffic modelling carried out for the Council indicates the roundabout at the southern end of Acorn Way exceeds junction capacity during morning and afternoon peaks. To the north, the more adjacent roundabout has no capacity issues – although junctions beyond this in the direction of Kings Corner (morning only) and back towards Chaddesden (morning and afternoon) are both exceeding capacities at different times during the day. This suggests traffic generated by the site may worsen the assessed situation.</p> <p>In terms of public transport, the site is around 500m from the nearest bus stop, which sees the 32 bus route link Derby and Ilkeston. This route follows Morley Road, which as described above, does see</p>	<p>Minor negative -1</p>	<p>Major negative -3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		a number of busy junctions at various places along it. This might serve to limit the effectiveness of this element of transport infrastructure with buses sharing the same road space as cars, and being subject to the same delays at peak times.		
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>As commentary describes above in 8(2), issues identified with the local road network in the vicinity of the site under assessment are unlikely to contribute towards developing a transport network that minimises the impact on the environment. Whilst the site is within 500m of bus stops which are served by a route allowing passengers to access Derby and Ilkeston, junctions along that route are shown by traffic modelling to be operating either at or in excess of capacity. This neutralizes the effectiveness of public transport to offset the reliance of the private car. As a result, the desirability of bus as an alternative mode of travel is weakened – seeing further car journeys and general reliance on the car impact on local junctions and sections of road. For the scale of development proposed (125 homes), this site could potentially worsen conditions. A range of local facilities can be accessed in Oakwood District Centre around 1.5km away from the site – although this distance of walk may be excessive for a proportion of residents.</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>As discussed by 8(2) and 8(3), this is unlikely given the restrictive environment that non-car modes of travel are subject to in the local area around the site. Additionally, all highways around the site are relatively narrow in carriage width which do not allow dedicated off-road (or separated on-road) cycling lanes to provide alternatives to travelling by private car.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>This is unlikely for reasons set out in responses to other questions as part of this objective. As highlighted at 8(2), the nearest centre with a range of local community facilities is Oakwood district centre 1.5km away. Chaddesden district centre is around 1km further away in distance. From the site, the option to access the district centre other than foot is restricted to a once-a-day localised service which still requires a walk of around 700m to access. The potential development would not lessen accessibility to services and facilities – but it would not contribute to increasing this.</p>	<p>Neutral 0</p>	
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>1. Will it make efficient use of brownfield land?</p>	<p>No. The site is entirely greenfield in its classification, so development would not be making efficient use of brownfield land.</p>	<p>Major negative -2</p>	<p>Major negative -2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>2. Will it minimise impact on the biodiversity interests of land?</p>	<p>Potential future development would likely see an altered relationship between the site and the natural environment due to the change from its current status. Whilst now set out for the grazing of horses, the site forms part of a wider area of agricultural land, suggesting a lesser likelihood of it supporting higher levels of biodiversity as a consequence of historic agricultural practices – whilst more recently, the site has been divided into various enclosures/paddocks to assist with horse grazing. The site itself has not been subject to ecological assessment, but biodiversity is present and recognised through the designation of Oaklands Brook, which follows around half of the eastern boundary, as a local wildlife site (LWS). The main ecological characteristic is flowing water, rivers and streams. In addition, informal biodiversity will be supported by the dense tree belts which act as a site boundary to the east (following Oaklands Brook), and likewise along its west, following Acorn Way. It is likely that to assist with the site's continued enclosure, boundary treatments and ecological features would be retained in the event of future development to enable it to enjoy a sense of place, whilst also contributing to landscaping.</p> <p>Notwithstanding the benefit of BNG requirements, the site's possible development is considered to broadly minimise impact on the land's biodiversity interests for the reasons considered above -</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		although construction would undoubtedly alter the interface between the land and any biodiversity present, with sufficient land available to create an adequate standoff to protect the setting of the Brook.		
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?	Development of this site would inevitably result in additional energy use owing to the land's current greenfield, undeveloped status. Provision of 125 new homes would see a modest increase in energy usage and demand from the grid at a local level. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an 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 in line with current building regulation requirements would make a small, positive contribution to the energy efficiency of domestic building stock within the plan area.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing	3. Will it support the generation and use of renewable energy?	The relatively small scale of the site under assessment for 125 homes means there is less likelihood of any future development having the potential to support the generation of and use of renewable energy for domestic needs. Some scope	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
dependency on non-renewable sources.		exists for individual dwellings to capitalise on opportunities for private initiatives such as solar panels on roofs, but this would be voluntary and not realistic to be expected to be utilised at every property.		
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?	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 masterplan-led 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 introduction 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?	All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest degree in adding housing stock in the Borough better equipped to adapt to changing climatic conditions.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>Given the existing land-use of the site, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The limited scale of the site at 125 dwellings moderates the impact of such increases – however, the altered conditions shifting away from the current baseline which sees the historical agricultural land, but now used for horse grazing, still resulting in a negative score.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>The entirety of the site is located within the Environment Agency’s Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around the Oaklands Brook that follows the eastern boundary of the site, and which may pose some additional risk to heightening risk levels at locations along the watercourse. Suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would therefore be required to ensure flood risk is not worsened off-site locally as a result of a possible future development.</p>	<p>Minor positive +1</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>2. Will it improve water quality?</p>	<p>Development of the site would be unlikely to improve water quality within the wider water cycle. As referred to in 12(1), the site is bounded by Oaklands Brook, a tributary of Lees Brook further south, so care would be required controlling surface run-off from the development in the direction of the watercourse. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the movement of water, ensuring water quality would not be adversely impacted.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>3. Will it conserve water?</p>	<p>Development of this site is unlikely to assist with the conservation of water given the demand arising from every one of the 125 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources.</p>	<p>Major negative -2</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>As referenced at 12(1) & 12(2), the adjacent Oaklands Brook (and nearby Lees Brook) watercourse requires care to be taken in ensuring no discharges pass between this site and the Brook. Notwithstanding this, it is unlikely that a development would be approved which did not make sufficient provision for the control of discharge into a neighbouring watercourse to risk worsening WFD status. The site is also sufficiently sized so that layout can mitigate the risk of development being sited too adjacent to the watercourse.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>Further to 9(2), the site benefits from strong boundary treatments, part of which for a short stretch of Oaklands Brook, forms a section of adjoining local wildlife site (ER010). Remaining boundary, including tree belts separating the site from Acorn Way and a mature hedgerow running along the north of the site (CSR-0043 is situated beyond) also help contribute to the biodiversity which the land here supports. The predominant use</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of the site, now set out for the grazing of horses, limits the biodiversity value within the site itself – although with the assets which support biodiversity having been integral to the site’s enclosure over a long period, these would be retained. These considerations, as well as the scale of the site (sufficient to allow flexibility to protect the setting of stated biodiversity assets) and proportionate requirements around BNG improvements, limits any negative effect on this criteria question with regards to this site specifically.		
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?	Potential development of sites such as this can help to deliver biodiversity net gain with more flexibility available as a result of the space larger sites have to create the habitats necessary to support species. Even allowing for this, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be made on-site. That being said, on-site gains would result in more significant localised benefits in sustainability terms and with the site 5.2ha in size, it is thought that any development at this location could accommodate new habitat(s) which deliver net gains.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	3. Will it conserve and enhance the geological	The site adjoins a regionally important geological (RIG) site, Lees Brook, which sits directly to the south of the land under assessment here on the	Minor negative -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.	environment?	eastern side of Acorn Way. Development of housing, particularly at a scale of 165 homes, has some potential to disturb the features and characteristics which have led to the identification of land for its geological and geomorphological importance. Whilst modern construction techniques are more respectful of and less intrusive towards underlying geology, the potential for disturbance affecting an adjoining RIGS would require careful consideration as not to cause harm.		
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?	Development could potentially provide a small increase, enhancing woodland cover by virtue of any future development. As described at 9(2), on-site coverage is limited to woodland which follow the Oaklands Brook, resulting in a riparian environment. This extends along the entirety of the eastern boundary where the Brook runs, while dense hedgerow and hedgerow trees follow the western boundary with Acorn Way. Without further information from masterplans or indicative layouts, knowledge of whether woodland coverage would be advanced as a direct result of potential development is unknown, although the distinctive site enclosure boundary treatment would likely be retained in full.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	5. Will it provide new open space or green space?	With the site relatively small at 5.2 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.		incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would largely be incidental in type and scale to benefit the overall design and amenity of a development scheme.		
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 site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space. There would likely be scope to utilise developer contributions to invest in facilities at other open space within the Oakwood neighbourhood (Oakwood Park), but formal open space facilities are located some way from this site – somewhat negating the benefits from the availability of s106 monies.	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 site is relatively distant from the formal Green and Blue Infrastructure networks in the Borough as identified by the draft CSR plan, so development would have a negligible impact on these networks. The Great Northern Greenway (a former railway line, and now partially complete multi-user recreational trail) is located some way to the north of the site beyond Kings Corner, but still remains sufficiently distant not to have any impact upon this particular GI asset. Links to the wider Public Rights	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of Way to the east of the site can be accessed via the Morley Bridleway, but whilst there may be a limited increase in user levels of all named assets, the potential development of the site in isolation would not likely result in their improvement.		
<p>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.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>Unlike the adjoining site of CSR-0043, this site falls wholly within the Trent Valley Washlands landscape character area and more specifically, the Lowland Village Farmlands. As discussed in other sections, whilst the land has historically served an agricultural purpose, it is now set out into a number of small paddock areas for the purposes of keeping horses. This diverges the current land-use away from its assessed farmlands landscape character, although surrounding land – particularly to the east (beyond Oaklands Brook), north (CSR-0043) and south retains its agricultural, farmland character. The adjacent Acorn Way has created a visual break in the wider landscape, with land immediately located to its west connected to the urbanised areas on the fringes of the Derby urban area. The imposing and dense form of boundary treatment, particularly as seen from Acorn Way, also ensure the site is hidden amongst the wider landscape. For these reasons, potential development at this location would make a small contribution to the identified character area of the land. The character would undoubtedly be altered, and despite the shift away from farmland weakening the site's</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		association with surrounding, adjoining land, the urbanising of land east of Acorn Way would struggle to connect with surrounding fields within the farmland landscape.		
<p>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.</p>	2. Does it have a positive impact on visual amenity?	As 14(1) alludes to, the site is notable for its lack of wider surrounding visibility from points around it. This creates a relatively strong sense of privacy across the land, with views into and out of the site heavily restricted. This includes from Acorn Way, a road with heavily-lined screens of high hedgerow and shrubs on both sides – although the access to the field in its north-western corner does see a break in boundary vegetation to allow view looking east/south-east. The retention of these boundary features in the event of any future development would help to continue restricting current vistas and the wider visibility of the site. As such, development for residential uses is considered to have only a limited impact on visual amenity.	Neutral 0	
<p>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.</p>	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	As considered by 15(2), the site finds itself on the urban fringe of the Derby urban area, with the development of the Oakwood area in the late c20th making a major contribution to the character of the wider area around the site. This has diluted somewhat the rural, countryside character the site sits within. The positioning of Acorn Way does provide an outer ‘barrier’ for growth eastwards out towards Locko Hall and Gardens. In general, the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		expansion eastwards of Derby has weakened any sense of local distinctiveness of the townscape on the fringes of its urban area. As such, development would not necessarily retain any local distinctiveness, other than to remove an area of historic farmland which is now used for horse grazing. Given the dilution of distinctiveness away from the farmlands, the potential for development here to enhance such a broadly edge-of-urban character is difficult to assess because of the diversity of 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?	Potential development of the site would find achieving the connection to the wider landscape difficult insofar as existing farmland surrounds the site on all sides except to its west, where Acorn Way physically separates the site from an edge-of-urban area beyond it. The potential for housing development to leap Acorn Way would see housing isolated within the landscape, albeit well enclosed due to the strong boundary features evident around the site. This would create a stark interrelationship between the landscape and a newly extended built environment.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to	1. Will it conserve and enhance the historic environment, designated and	The site has little by way of association with any on or immediately off-site heritage assets with no statutory or non-statutory designations in the wider surroundings. Traffic generated from the site's potential development wouldn't cause detriment to	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	non-designated heritage assets and their settings?	any nearby historic areas, be they Conservation Areas or the settings of Listed Buildings as a result of their general absence from the wider area.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	As described by 15(1), the wider area around the site is notable for its absence of historic assets. The gradual expansion of Derby's urban area – most notably Oakwood in respect to this site, sees a more modern, suburban character prevail, particular to the west of the site. As a consequence, any potential development of the site would not be likely to replicate any particular local character or distinctiveness connected to heritage assets.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers a limited opportunity 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. Oakwood, the nearest neighbourhood, has a limited range of cultural activities owing to its relative modern age. For reasons discussed in the Transport section, bus provision, whilst serving close to the site, may not prove to be a desirable option to travel due to localised pockets of congestion at over-capacity junctions.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>As discussed at 15(1) and 15(2), this would be limited to the west of the site due to the modern character of the area, resulting in a weak historic environment. To the east of the site, levels of access to the countryside and several Conservation Areas is possible through accessing the public right of way network via Morley Bridleway, but this isn't a direct level of access and development wouldn't improve this to allow people to be closer the historic environment (and its enjoyment).</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>5. Will it conserve and enhance the archaeological environment?</p>	<p>No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment. However, it must be noted that the site does directly adjoin a Regionally Important Geological (RIGS) site at Lees Brook, potentially impacting ground conditions.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and</p>	<p>1. Will it lead to reduced consumption of raw materials?</p>	<p>The potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site at around 125 homes would</p>	<p>Minor negative -1</p>	<p>Major negative -5</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
waste.		help to minimise the volume of raw materials used.		
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 by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations 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?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 125 domestic buildings.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	4. Will it reduce hazardous waste?	Development of this site and type would not be expected to have any level of impact on the production of hazardous waste locally.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site falls within ALC Grade 3 (Good to Moderate land). However, information helping to show whether the land falls within a Grade 3a or 3b categorisation is not clear in its conclusion. The land could, if Grade 3a, be best and most versatile land. However, it is distant from any other nearby BMV land Graded 2 or higher, suggesting that land here is Grade 3b (moderate) and not BMV. Despite the land in a historic use for agriculture, it has more recently become a sizeable area for horse grazing. This, together with the modest size of site at approx. 5ha sees no effect linked to the question.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	The site is greenfield in its classification (currently horse grazing land, but part of a wider area of agricultural 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 and	7. Will it sterilise mineral resources?	The site is subject to an area where standing advice from the Coal Authority would apply in the event of development. This suggests the risk of mining activity is low, and historic mapping data does not indicate any past mining activity (open cast/surface) or that reserves exist under or close	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
waste.		by to the site. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.		

Site: CSR-0025 Glendon St, Stanley Common

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 190 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population,</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including gypsies, travellers and travelling showpeople.		homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes.		
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 Stanley Common – which is very limited – or settlements further afield with a likely reliance on use of the private car.	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 effect on this criteria question given the limited scale of development.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. The site falls within Agricultural Land Classification Grade 4. The site is therefore limited in quality and potential for agriculture.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and Innovation 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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The site would not be of a scale to accommodate the creation of new jobs in the long-term, including in high knowledge sectors.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area 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, particularly in light of the relatively limited number of new dwellings this site would accommodate.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 site is not within the vicinity of any centre. The adjacent settlement, Stanley Common, does not contain a wide enough range of associated uses that its vitality could be encouraged by development here.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The site is of a scale that a network of green infrastructure is unlikely to be provided of be of very limited extent and access to facilities and services will most likely be obtained through private transportation given the distances between the site and notable centres. The population of this site will be less likely therefore to carry out their daily business through active means which otherwise would have provided health benefits. The site is not likely to contribute tangibly to reducing health inequalities.	Neutral 0	Neutral 0
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 to the site are within West Hallam around 2.6km away. This distance would require vehicular travel for most. Notwithstanding the potential for public transport access, these circumstances do not lend themselves to 'improve access' to facilities relatively for the boroughs population.	Neutral 0	

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.	3. Will it increase the opportunities for recreational physical activity?	Notwithstanding the presence of the surrounding PROW network, this would not constitute increasing opportunities for physical activity beyond current levels. Further, the site is so limited in scale that it would be unlikely to provide for additional internal opportunities such as via a green infrastructure network and even if it were able to, it would be to a very limited extent. The size of the site does limit its impact on the countryside which is essential in providing for outdoor recreation generally.	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?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health	5. Will it improve access to local food growing	The site is classified as arable and Grade 4 (poor) quality in ALC. The fact that the site in theory could be turned into land to accommodate food growing	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
inequalities.	opportunities?	means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.		
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 190 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land especially in light of its particularly rural location.	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 contain any built development. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment. 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
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to Stanley Common – which has very limited provision within it - means that existing assets in the locality (such as the school and pub) 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - impetus for such enhancements.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of this site would result in a modest increase in population adjacent to Stanley Common. 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 lack of range of facilities which might provide community activities within it. 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.</p>	<p>Neutral 0</p>	
<p>7. Social Inclusion To promote and support the</p>	<p>3. Will it increase the</p>	<p>The limited scale of the site means it would not be expected to provide any facilities. It would</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	number of facilities e.g. shops, community centres?	therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.		
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?	<p>Development of the site would result in a new population making use of existing transport infrastructure present in in the countryside around Stanley Common. 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 – though given the scale this would likely be minor.</p> <p>The physical separation between the site and more substantial service centres at the larger settlements likely risks a more intensive use of local infrastructure through use of the private car. This could have a particular effect on junctions</p>	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		identified as already failing in the vicinity of the site, within the latest transport modelling evidence.		
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?	No. Stanley Common provides very little by way of service or retail provision. Occupants of the site will require the use of the private car to access larger service centres within the borough. This in itself will result in a negative impact on the environment. Only the very minor scale of development limits this negative effect.	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.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	Notwithstanding the presence of nearby bus stops on Belper Road, the lack of service and retail facilities as well as employment opportunities within adjacent Stanley Common will encourage the use of the private car required to access larger service centres within the borough. Whilst all housing sites would be expected to contribute to an increase in car usage, this site would be less likely to be able to demonstrate mitigation or limit the negative effect.	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	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. The lack of services and facilities within adjacent Stanley Common means this site would be ineffective at increasing the proportion of the boroughs population with easy access to services and	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and services for all and to improve travel choice and accessibility.		facilities.		
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. The limited scale of the site limits this negative effect.	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?	Development would see an altered relationship between the site and the natural environment given its current greenfield status. The interior of the site contains multiple established hedgerows and the site is adjacent to Morley Hayes Wood LWS designation to its west and within ownership (but outside of indicated developable area) is Hayeswood Farm grassland LWS. Notwithstanding BNG requirements, the specific context of this site is such that increased risk of impact on biodiversity is likely.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 190 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	New homes will 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (around 190 dwellings) limits the extent of this effect, though it is still a negative one.	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 is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. The proximity of Stanley Brook will need to be carefully considered particularly in terms of potential influence from development of the site. Indeed, development of greenfield land which fulfils	Minor positive +1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.		
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. Given the presence of a significant watercourse adjacent to the western boundary of the site, there is an increased risk that water quality could be impacted through site development. This does represent an increased sustainability risk notwithstanding potential for its mitigation.	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 site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a 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?	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 thus the development would result in additional new dwellings within the borough's housing stock able	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		to demonstrate high levels of water efficiency.		
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?	Although a notable watercourse is present adjacent to the site, any risk of deterioration to the framework or these watercourses could be mitigated in the early stages of masterplanning and design given their minor nature and scale of site allowing for masterplanning around their presence.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible 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?	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. However, the interior of the site contains multiple established hedgerows and the site is adjacent to Morley Hayes Wood LWS designation to its west and within ownership (but outside of	Minor negative -1	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		indicated developable area) is Hayeswood Farm grassland LWS. Notwithstanding BNG requirements, the specific context of this site is such that increased risk of impact on biodiversity is likely.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. On site gains would result in more significant localised benefits in sustainability terms, and developer control extends to land to the south - Hayeswood Farm grassland LWS - the potential future benefit of localised BNG, as confirmed in submissions to the Council. This provides additional positive effect.	Major positive +2	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. A supply of trees is along external boundaries of the site and could be retained however a number of specimens are also present internally posing a sustainability risk with the potential for loss of these specimens.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>The ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability and a site which is limited in scale. The site is unlikely to provide open space due to its size and any green space would likely be incidental in type and scale.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and only accessible to the public via PROW at the external boundaries of the site. Consequently there is no formal open or green space situated within the site's boundaries for public enjoyment so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and</p>	<p>7. Will it encourage and protect or improve Green and/or Blue</p>	<p>Notwithstanding the presence of a PROW network adjacent to the site, these do not directly connect to the wider formal GI or BI network. This site is unlikely to have a direct impact on protection or improvement of Green & Blue Infrastructure</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.	Infrastructure networks?	network therefore.		
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 falls within Nottinghamshire, Derbyshire and Yorkshire Coalfield Landscape Area and within the Coalfield Village Farmlands type which highlights undulating landform, ancient semi natural woodlands and linear tree belts, dense watercourse trees and network of irregular lanes between urban roads as key character features in the area. Ultimately development of the land for housing is highly unlikely to enhance landscape character. The site does exert some of the characteristics identified. Additionally, the site extent is not well contained on its eastern side especially, nor is it particularly well related to the adjacent settlement acting as a significant extremity south of Stanley Common. There is a risk that development at this location would have a negative impact on landscape character.	Minor negative -1	Major negative -3
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?	The site extent is not well contained on its eastern side especially, nor is it particularly well related to the adjacent settlement acting as a significantly sized extremity south of Stanley Common. The site is visually prominent from PROW. There is risk of notable visual impact from development for these reasons, notwithstanding the enclosure provided by Morley Hayes Wood LWS on its western side.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>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. Any future housing at this location would be expected to maintain the general pattern and layout evident in Stanley Common. However its characteristics – particularly its siting and extent - as described at 14(2) pose a risk to maintaining settlement character.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>Notwithstanding the risks considered at 14(2) and 14 (3), the presence of significant established vegetation around the site does provide an opportunity to conserve the interrelationship. It is highly unlikely that such a relationship could be enhanced given the sites visual prominence and extent.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The site is not within close proximity of any assets and as such would have a neutral impact on this criteria question.</p>	<p>Neutral 0</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>For the reasons outlined against Objective 14, on balance the site in its current form would be unlikely to respect local character and distinctness.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>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. Stanley Common has a limited range of cultural activities owing to its size; occupants would therefore be required to access larger settlements nearby.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment particularly given the lack of any assets within the immediate area.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better</p>	<p>5. Will it conserve and enhance the</p>	<p>No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
opportunities for people to enjoy culture and heritage.	archaeological environment?	the archaeological environment.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Neutral 0	Major negative -3
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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
16. Natural Resources and Waste Management	4. Will it reduce hazardous	Development of this site would not be expected to have any impact on the production of hazardous	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.	waste?	waste locally.		
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 falls within ALC Grade 4 (Poor). Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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 falls within coal authority risk referral zone. As a result it has the potential to sterilise mineral resources which may remain, even though at this time the site does not interact with land identified for extraction in the future.	Minor negative -1	

Site: CSR-0026 Belper Rd, Stanley Common

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 114 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population,</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including gypsies, travellers and travelling showpeople.		homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes.		
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 Stanley Common – which is very limited – or settlements further afield with a likely reliance on use of the private car.	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 effect on this criteria question given the limited scale of development.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. The site falls within Agricultural Land Classification Grade 4 (Poor). The site is therefore limited in quality and potential for agriculture.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new	2. Will it provide business/university clusters?	Development on the site would not be of a scale or type to provide for business or university clusters.	Neutral 0	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 site is not within the vicinity of any centre. The adjacent settlement, Stanley Common, does not contain a wide enough range of associated uses that its vitality could be encouraged by development here.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The site is of a scale that a network of green infrastructure is unlikely to be provided and access to facilities and services will most likely be obtained through private transportation given the distances between the site and notable centres. The population of this site will be less likely therefore to carry out their daily business through active means which otherwise would have provided health benefits. The site is not likely to contribute tangibly to reducing health inequalities.	Neutral 0	Neutral 0
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 to the site are within West Hallam around 2.2km away. This distance would require vehicular travel for most. Notwithstanding the potential for public transport access, these circumstances do not lend themselves to 'improve access' to facilities relatively for the boroughs population.	Neutral 0	

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.	3. Will it increase the opportunities for recreational physical activity?	Notwithstanding the presence of the surrounding PROW network, this would not constitute increasing opportunities for physical activity beyond current levels. Further, the site is so limited in scale that it would be unlikely to provide for additional internal opportunities such as via a green infrastructure network. The size of the site does limit its impact on the countryside which is essential in providing for outdoor recreation generally.	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?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health	5. Will it improve access to local food growing	The site is classified as arable and Grade 4 (Poor) quality. The fact that the site in theory could be turned into land to accommodate food growing	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
inequalities.	opportunities?	means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.		
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 114 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land especially in light of its particularly rural location.	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 contain any built development. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment. 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
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to Stanley Common – which has very limited provision within it - means that existing assets in the locality (such as the school and pub) 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 population interacting with local culture and assets resulting from development is likely to provide some, albeit limited given the small size of the site, impetus for such enhancements.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of this site would result in a modest increase in population adjacent to Stanley Common. 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 lack of range of facilities which might provide community activities within it. 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.</p>	<p>Neutral 0</p>	
<p>7. Social Inclusion To promote and support the</p>	<p>3. Will it increase the</p>	<p>The very limited scale of the site means it would not be expected to provide any facilities. It would</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	number of facilities e.g. shops, community centres?	therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.		
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?	<p>Development of the site would result in a new population making use of existing transport infrastructure present in in the countryside around Stanley Common. 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 – though given the scale this would likely be minor.</p> <p>The physical separation between the site and more substantial service centres at the larger settlements likely risks a more intensive use of local infrastructure through use of the private car. This could have a particular effect on junctions</p>	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		identified as already failing in the vicinity of the site, within the latest transport modelling evidence.		
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?	No. Stanley Common provides very little by way of service or retail provision. Occupants of the site will require the use of the private car to access larger service centres within the borough. This in itself will result in a negative impact on the environment. Only the very minor scale of development limits this negative effect.	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.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	Notwithstanding the presence of nearby bus stops at the school in Stanley Common, the lack of service and retail facilities as well as employment opportunities within adjacent Stanley Common will encourage the use of the private car required to access larger service centres within the borough. Whilst all housing sites would be expected to contribute to an increase in car usage, this site would be less likely to be able to demonstrate mitigation or limit the negative effect.	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	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. The lack of services and facilities within adjacent Stanley Common means this site would be ineffective at increasing the proportion of the boroughs population with easy access to services and	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and services for all and to improve travel choice and accessibility.		facilities.		
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. The limited scale of the site limits this negative effect.	Minor negative -1	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 see an altered relationship between the site and the natural environment given its current greenfield status. However, aside from grass and a central hedgerow, there are very few habitat features internally. It is the external boundaries particularly to the north and east which contain the most established areas of vegetation and these could be retained. Attention would also need to be paid to the retention of the central hedgerow, or the mitigation of its loss. With these considerations as well as BNG requirements, effects on this criteria question are considered to be neutral.	Neutral 0	
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 114 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact,	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		this would still result in an 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 contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		development opportunity. The proposed size of this site is unlikely to support the rolling out of a community energy system, but further technical work would be necessary to confirm this view.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	New homes will 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (around 114 dwellings) limits the extent of this effect, though it is still a negative one.	Minor negative -1	Minor negative +1
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	1. Will it minimise or mitigate flood risk?	The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land	Minor positive +1	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.		which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.		
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. Given the lack of any notable watercourses within the site or its vicinity, it is also unlikely to have the opposite effect.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a 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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>No notable water features interact with the site. It is unlikely therefore that development at this location would result in compromising the Water Framework Directive for local main rivers or more minor streams.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the retention of trees and hedgerows which make up the external boundaries of the site would be possible. The LCA for the area notes the generally poor biodiversity of the area given the history of intense agriculture.</p>	<p>Neutral 0</p>	<p>Major positive +2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		The site is split south to north by a hedgerow field boundary impact upon which would need to be mitigated. In all likelihood development of the site as a whole would put this asset at risk.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. On site gains would result in more significant localised benefits in sustainability terms, and developer control extends to adjacent land for the potential future benefit of localised BNG, as confirmed in submissions to the Council. This provides additional positive effect.	Major positive +2	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	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.).	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	4. Will it maintain and enhance	Development would not enhance woodland cover by virtue of the proposed development. The only supply of trees is along external boundaries of the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	woodland cover and management?	site, making it unlikely that trees would be lost to development.		
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?	With the site relatively small at only 3.9 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would likely be incidental in type and scale.	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.	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	Notwithstanding the presence of a PROW network nearby to the site, these do not directly connect to the wider formal GI or BI network. This site is therefore unlikely to have a direct impact on protection or improvement of GI/BI networks.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.				
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 falls within Nottinghamshire, Derbyshire and Yorkshire Coalfield Landscape Area and within the Coalfield Village Farmlands type which highlights undulating landform, ancient semi natural woodlands and linear tree belts, dense watercourse trees and network of irregular lanes between urban roads as key character features in the area. Ultimately development of the land for housing is highly unlikely to enhance landscape character. However, the site does not strongly exert type characteristics aside from the reference to linear tree belts perhaps. With this in mind, the external boundaries where such features may be present could be retained in the event of site development. Further, the site is generally well contained as a minor extension to Stanley Common, limiting its impact on the landscape in general. In view of this development is unlikely to significantly impact on the wider landscape character of the area so as to undermine its long-term preservation.	Neutral 0	Neutral 0
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and	2. Does it have a positive impact on visual amenity?	It is unlikely development of the site would have an active positive impact on visual amenity. However the site itself is adjacent to an existing built-up area and generally well contained as an addition. As a result it should be possible to contain effects on visual impact than a site that were exposed for	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhancing the place through good design.		example.		
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?	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. Any future housing at this location would be expected to maintain the general pattern and layout evident in Stanley Common. Its siting as a visually natural extension to the settlement, fairly well contained with minimal exposure into the wider countryside would aid this process.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The site has the potential to conserve the interrelationship given its location adjacent to existing built form and its limited extent as well as significant established vegetation assets along its outer boundaries which could be retained as part of a redevelopment, particularly the boundary to the north. Its development would leave large areas of open countryside to its north, as is currently the case for Stanley Common, with the opportunity for the site to graduate between the existing built form and open countryside. Further, the site is relatively well contained and well related to existing extent of Stanley Common, allowing for more gentle relationship between the landscape and built environment.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The site is not within close proximity of any assets and as such would have a neutral impact on this criteria question.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>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. Stanley Common has a limited range of cultural activities owing to its size, but the site would be located off the A609 which provides a direct bus route into</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		West Hallam, enabling good access to nearby 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?	Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment particularly given the lack of any assets within the immediate area.	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 Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Neutral 0	Major negative -3
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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the use of sustainable construction methods to demonstrate enhanced building performance and reduce its 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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 falls within ALC Grade 4 (Poor). Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 falls within coal authority risk referral zone. As a result it has the potential to sterilise mineral resources which may remain, even though at this time the site does not interact with land identified for extraction in the future.	Minor negative -1	

Site: CSR-0027 Land around Hopwell Hall

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 2,208 dwellings would be expected to demonstrate a substantial effect on the overall range and affordability of housing for all social groups within the plan area as a whole, due to the vast scale of proposed development at this location, particularly given its location away from the larger towns in the Borough.</p>	<p>Major positive +2</p>	<p>Major positive +4</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site at an assessed capacity of 2,208 homes may make a small impact 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 those who are homeless, the provision of a significant amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		relevant organisations and agencies.		
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a notable 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, due to its undeveloped status, does not contain any existing unfit or vacant dwellings, does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. This results in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>At such scale, the site would be required to provide a range of infrastructure necessary to service it, such as suitable and safe forms of vehicular access to link it to the local (and strategic) road network, the provision of any additional standalone items of infrastructure such as education (new Primary School) or retail and community facilities. There may be existing infrastructure in nearby centres which residents may choose to rely upon, but an indicative masterplan provided by the site promoter shows a range of facilities which would reduce inhabitants reliance on infrastructure located in nearby villages, towns or cities – reflecting the self-contained nature of a large new community.</p>	<p>Major positive +2</p>	

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 number of dwellings the site would be expected to deliver would require the provision of a wide range of facilities to support the incumbent population including likely retail/commercial provision. Such provision will provide additional job opportunities in the locality. Given the limited range of job providers and opportunities within Ockbrook (as the nearest settlement), it is expected that the delivery of development of this site would lead to notable improvements in the diversity and quality of jobs locally over the long-term. The construction of a site of this scale would also provide a significant boost to the local economy in the short to medium term, particularly through supporting supply chains and businesses.	Major positive +2	Major positive +4
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 support the creation of additional job opportunities in the locality over the long-term. A significant positive effect on reducing levels of 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 strong positive effect on reducing unemployment due to the scale and variety of work opportunities arising from it.	Major positive +2	
2. Employment and Jobs To create employment	3. Will it improve rural	Some job opportunities would be expected to arise through the delivery of the site. Specifically, the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.	productivity in terms of employment opportunities?	expected provision of some facilities including a school has the potential to provide some benefit to rural productivity in terms of the local job opportunities it would provide. Development of such a substantial area of farmland does however have the potential to neutralise any benefit, and with the land located within Grade 3 of the Agricultural Land Classification (Good to Moderate quality), the inability to understand whether land falls within Grade 3a (Good) or 3b (Moderate) due to lack of mapping at this level complicates the assessment made in respect to this objective as this precludes forming a definitive view over BMV land. Although farmland here is distant to Grade 2 elsewhere in the Borough, suggesting land is Grade 3b (moderate) and not BMV. However, the scale of loss, regardless of whether farmland is good or moderate, is sufficient to negate the positive impacts new jobs would deliver.		
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 significant scale, potential development at the site would be expected to support facilities – which would potentially include retail and service provision to support a large incumbent population. As a result, the site will provide land and buildings of a type required by businesses, albeit to a very limited extent and type, commensurate with a village-sized centre as shown within material supplied by the site promoter.	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it provide business/university clusters?</p>	<p>Notwithstanding the site being expecting to include some service and facility provision due to its scale, this would be limited providing for the incumbent population and would not amount to new town or local-scale centre which only a much broader mixed use development could provide. Clusters would require such development in order to co-locate, and in material provided by the site promoter, no provision is made or favoured for complementary facilities – also reflecting the almost total absence of larger businesses and university campuses in the wider vicinity of the site.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>No part of this site would be expected to accommodate uses which provide jobs in the high knowledge sectors specifically.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area as a result of a much boosted supply and delivery of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>As far as providing limited service and facility provision for the needs of the incumbent population is concerned, the site will be providing required infrastructure. No specific additional infrastructure is known at this point which might enhance effect on this criteria question.</p>	<p>Minor positive +1</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Retail provision would be provided within the site as part of a 'village square & hub' which would support the incumbent population. This would pose a limited risk to the vitality and viability of the nearest retail centre (Borrowwash Local Centre) by potentially diverting expenditure away from local businesses. However this risk would be countered somewhat by the uplift in local expenditure capacity resulting from a significant increase in population resulting from development of the site, particularly in the context of the much wider-reaching services and facilities that would continue to be provided by nearby larger order centres – such as Borrowwash or Spondon (a District Centre within neighbouring Derby City) where some trade will transmit to. Whilst not a direct factor here, the internalisation of services and facilities would check the number of off-site trips needing to be made on an already busy local and strategic road network. These conditions may</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		influence the behaviour of the incumbent population in favouring the use of local, neighbourhood level facilities.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site, which for the majority extends development out into the countryside centrally within the Borough means the site itself will be required to rely upon the services made available as part of a new community. As it is unclear what type and range of facilities and services might be provided as part of a 'village hub', it is difficult to assess whether the incumbent population would be able to readily access these by non-motorised means. However, a masterplan supplied by the site promoter shows a number of greenways and active travel corridors circulating around the wider site, indicating that residents would be able to move around a new neighbourhood from outlying zones of development to the village hub. In addition, the masterplan indicates a sizeable amount of open and green space across the site, offering residents ample opportunity for active movement and travel across the site, in addition to recreational opportunities – all of which contributing to the reduction of health inequalities. The positive impact is checked however by a lack of understanding over the composition of services and facilities available within the hub. If key facilities are absent, then the impacts of greenways and active travel corridors are somewhat negated.	Minor positive +1	Major positive +4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>It is unclear as to whether health services would form part of the village hub offer that is proposed by the indicative masterplan. Whilst the site is large enough to justify new health services serving a significant number of inhabitants, the lack of prescriptiveness over healthcare infrastructure might see a community's population rely on facilities in neighbouring settlements for healthcare requirements – and the indirect nature of connectivity with settlements such as Borrowash would result in the need to make an off-site trip to access existing healthcare infrastructure.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>Yes. Ample provision is made within the supporting information setting out indicative land-uses across the promoted site. Generous greenways, open space and pocket parks are made provision for across the vast site, offering a strong level of scope for residents to pursue recreational physical activity. Provision for sport is made within the site's west, although this is non-specific. Access to formal leisure facilities is more distant and would require off-site travel, but the outdoor assets indicated provide substantial opportunities for activities.</p>	<p>Major positive +2</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health</p>	<p>4. Will it provide new open space or</p>	<p>Following on from 5(3), the illustrative masterplan showing uses across the site makes substantial provision for new open space, and provides a</p>	<p>Major positive +2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
inequalities.	improve the quality of existing open space?	comprehensive network over the land under assessment. Given the higher level of containment expected from a new community, it is unlikely that existing open space located in nearby settlements such as Ockbrook or Borrowash would be required to be improved.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	Further to commentary at 2(3), the possible development of this site could result in the loss of approximately 100ha of farmland located around Hopwell Hall and east of Ockbrook. With mapping unable to determine whether the land is deemed as BMV farmland due to it failing to split between Grades 3a and 3b, it is nevertheless the case that the loss of such a scale of farmland in the Borough would represent a harmful effect to local food growing opportunities. The lack of clarity over whether the land represents BMV offsets the severity of the negative effect.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Development of this site would result in a significant urbanising of currently rural farmland, prompting convergence of a large additional population in the locality. As a result, incidences of crime within a significantly sized new neighbourhood are expected to increase, particularly in relation to crimes against property and motor vehicles. The fear of crime in the locality would also likely rise as a result of the creation of a significant population across the site. The	Major negative -2	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>opportunity presented through development to reduce incidences and fear or <i>rural</i> crime that might currently impact upon the land in its current guise is outweighed by the effects of urbanising the land.</p> <p>The extensive scale of this proposal, amounting to a relatively isolated new settlement away from existing community safety provisions results in a particularly strong impact on this criteria question.</p>		
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The land upon which this site would potentially be developed has little within its boundaries that would class as 'built environment' – other than Hopwell Nook and buildings around Carr Hill Farm on Cole Lane. Consequently, safety and security of the built environment is not an existing concern owing to the isolated pattern of development across it. However, delivery of the site would introduce a substantially expanded built environment with new additional risks and hazards. Notwithstanding that new development would seek to address safety and security concerns through the design and implementation stages, it is unrealistic to expect good design to alleviate all risks across such a vast area of land, 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.</p> <p>The extensive scale of this proposal, amounting to</p>	<p>Major negative -2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		a relatively isolated new settlement away from existing community safety provisions results in a particularly strong impact on this criteria question.		
<p>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.</p>	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. By contrast, the scale of potential development means that existing assets throughout the wider locality are likely to be further supported, aiding their prospects of protection. The nature of the development, at such a significant scale will see a sizeable increase in population look to cultural assets as part of a balanced lifestyle. These assets, existing wholly off-site, may generate some unsustainable patterns of travel. Although the lack of regularity and frequency in when these are engaged with off-sets any perceived negative effect arising from this objective.	Minor positive +1	Major positive +5
<p>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.</p>	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	The nature of this site's scale, representing a longer-term creation of a new community, means facilities are likely to be provided within the development – although the suggested phasing submitted by the site promoter sees a planned village hub adjacent to phases 3 and 4, scheduled for delivery later on during the anticipated development schedule. Notwithstanding this, the scale of development would require the provision of a school as well as other facilities and services (including retail) to support an incumbent	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		population as it expands. This also presents an opportunity to improve access to and engagement with community activities locally and as a direct result of the development. The extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown, checking the positive effect against this 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.	3. Will it increase the number of facilities e.g. shops, community centres?	The site, eventually supporting 2,000+ homes, would be required to deliver a number of localised facilities – including a retail core (a 'village hub' is proposed by the site promoter) and a Primary School – due to the significantly large scale. Information provided in support of the site does show an intention to provide a range of facilities to support the day-to-day needs of residents.	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.	4. Will it provide for the educational needs of the population?	The site's size necessitates a requirement for a new Primary School, something made provision for in an indicative masterplan. It is expected that this could be scaled up in forms as a potential development progresses through phases. However, it is likely that a development of this scale would give rise to a number of 11 to 16-year-olds living amongst the resident population. The absence of a) any secondary/FE provision on-site, and b) nearby secondary/FE schools in settlements around the site, mean that those 11 to 16-year-olds living at this development would have to travel	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>some considerable distance to the nearest schools at Sandiacre Friesland (5.5km away) or West Park (Spondon – 5.3km away). The uncertainty over how the educational needs of 11 to 16-year-olds living at the site in particular would be met given the geographical constraints checks the positive effect against this objective.</p>		
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>The scale of development proposed, with the promotion of 2,208 new homes, would require the provision of substantial new transport infrastructure to create an appropriate range of travel options for this size of new population. Existing transport infrastructure is limited, being geared towards meeting the travel requirements of a rural community. The current network could not adequately underpin the movements of a new settlement. Information provided by the site promoter identifies a comprehensive network of internal highways and green infrastructure passing throughout the proposed development. This would be of notable benefit to the site's residents, with excellent access created across the development. However, Borough-wide traffic modelling evidence demonstrates that a number of junctions, both within the immediate vicinity and also further afield of the site, which site-generated traffic would have to use to reach major sources of jobs and higher order retail centres in the wider area, are currently operating in excess of 100% during AM and PM</p>	<p>Major negative -2</p>	<p>Major negative -4</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		peaks. This demonstrates that regardless of the road-based infrastructure being proposed to link the site to the adjacent road network, the effectiveness of an enhanced transport infrastructure (including public transport) is compromised.		
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>Further to the commentary in 8(1), the scale of development places significant demands on the current transport network – with known (and in some instances, acute) limitations in junction capacity at key junctions within the vicinity of the site. Whilst the indicative masterplan supplied in support of the site makes provision for a range of day-to-day services within a village hub, the lack of wider employment provision on-site will result in a substantial number of journeys being made by residents to access work. As shown through traffic modelling, with key nearby junctions operating in excess of 100%, the manner in which trips would leave and subsequently re-enter the site will only see the transport network further struggle to support peoples’ preferences for travel. Whilst this is relevant to any very large site, its relatively rural location away from the main urban areas enhances the negative effect.</p>	<p>Minor negative -1</p>	
<p>8. Transport To make efficient use of the existing transport</p>	<p>3. Will it reduce journeys undertaken by</p>	<p>A development proposal of 2,000-plus homes will not reduce the number of journeys undertaken by private car. Little detail is supplied by the site</p>	<p>Major negative -2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	private car by encouraging alternative modes of transport?	promoter in relation to the role of public transport, walking and cycling, and how these modes might offset the volume of trips. A substantial number of additional journeys will arise from such a significant development, and whilst effort has clearly been made to show how movement will be made more sustainable within the site (through greenways and active travel corridors), the linkages to surrounding areas do not connect to areas which themselves have advanced and developed networks of cycle lanes, bus lanes and safe walking routes around large urban areas where jobs and more advanced concentrations of facilities are to enable genuine modal choice for a resident. As such, the development would pose a high risk against this 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 would not increase accessibility to existing services and facilities because its location east of Ockbrook contains very limited provision. However, the scale of site and masterplan commitments demonstrate a wide range of new services and facilities would be provided for within the site and this has the potential to enhance access for existing nearby residents, not just to serve an incumbent population.	Minor positive +1	
9. Brownfield Land To make efficient use of brownfield land and	1. Will it make efficient use of brownfield	The extent of the 105ha site consists almost exclusively of greenfield land (mainly farmland) that is capable of supporting agricultural productivity.	Major negative -2	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
recognise biodiversity value where appropriate.	land?	The site therefore does not make efficient use of brownfield land.		
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?	Despite the vast sized area at approximately 105ha, the site itself is absent of formal biodiversity designations. Other than a handful of TPO trees around the periphery of the site, biodiversity would be supported by substantial sections of hedgerow, hedgerow trees and small groupings of tree plantations scattered around the site. Additionally, the Ock Brook passes through a small section of land within the east of the site, adding further ecological diversity. The vast scale of development would see disturbance of some, but not all, of landscape features which support biodiversity, raising significant risk to this criteria. However, given the role of BNG and requirement to deliver 10% net gain and the likelihood that this could be achieved within the site (given its size), the negative impact is mitigated slightly.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A sizeable development scheme would inevitably result in additional energy use owing to the land's largely undeveloped, greenfield status at present. Whilst some energy will be used to support the agricultural productivity of the land, the potential provision of more than a thousand new homes and other development types would see a steep increase in energy usage by occupants of all	Major negative -2	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		buildings across the site. Whilst community energy schemes could be pursued, this would still result in a notable increase in energy use in excess of the current baseline in any case and at this stage this is an unknown prospect.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of such a vast number of new homes and other supporting community facilities across the site would make a significant contribution to the energy efficiency of building stock within the plan area. It would be expected that all new buildings (domestic and non-domestic) would be constructed to higher levels of energy efficiency in line with national building regulations.	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.	3. Will it support the generation and use of renewable energy?	Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, master planning will be required to understand the level of potential.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>Development of such large, strategically-sized schemes comprising many new homes and other facilities do offer far greater opportunities to explore the practicalities of introducing community energy systems (CES) where scale can be maximised. However, viability of such systems, aided by a masterplanning process and specialist advice 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. Regardless of viability, such schemes at this scale should be encouraged to think about implementing CES with an intention to embed greater sustainability into major developments.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>Homes and other facilities that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of a sizeable number of homes at this location would create a significant amount of new domestic properties, influencing an increased proportion of compliant homes Borough-wide, that would be expected to demonstrate heightened resilience to</p>	<p>Major positive +2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	Notwithstanding the commentary at 10(5), a 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 behaviour and the introduction of vehicular trips to a previously undeveloped site. However, construction and the occupancy of on-site buildings would see a rise in pollution emissions. Although with the vast majority of new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and materials.	Minor negative -1	Minor negative -1
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	Around 95% of the site falls within EA Flood Zone 1, although approx. 5% is situated within Flood Zones 2 and 3 (almost identical flood extents) due to the Ock Brook passing through a small area within the west of the site, whilst also forming a minor section of the site's west/north-western boundary. This 5% represents a significant area of land given the scale of the proposed site. Widescale development of greenfield land over a significant area sitting at a slightly elevated, rising level, does risk impacting the hydrology of land adjacent to a main watercourse, although an indicative site masterplan shows the provision of SuDS at various locations throughout the site,	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		helping reduce the level of risk posed by locating new housing in close proximity to the Ock Brook.		
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 potential development of the site would be unlikely to improve water quality within the wider water cycle. There is potential that development could have a negative impact on the water quality within the Ock Brook. However, it is expected that any potential negative impacts would be subject to necessary mitigation prior to the commencement of development.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from each of the approx. 2,200 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources and supplies.	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?	Further to 12(3) above, little scope exists for the conservation of water owing to the significant number of homes the site would support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>Without adequate mitigation, such extensive development could possibly affect Water Framework Directive status of the Ock Brook which passes through a small part of the site within its west. The urbanisation occurring through the site's development holds the potential to see a deterioration in water quality through alterations to the hydrological pathways that water would follow in order to permeate the ground through natural processes, also aided by the topography of land which sees land rise extending away from the Brook to the east.</p>	<p>Minor negative -1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>Development of the site could potentially threaten some forms of biodiversity, risking harm to protected species. As confirmed at 9(2), no statutory or non-statutory ecological assets are present within the site's boundaries. However, habitat including hedgerows, trees and watercourse present on site all support a diverse range of</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		<p>wildlife. A detailed ecological survey is necessary to establish the on-site presence of protected species, but it is a realistic scenario that habitats present, both around the periphery and across the site itself would help to support such species. Such widespread development and construction over the land would likely see a proportion of the current network of internal field boundaries lost – heightening the chances of harm.</p> <p>To counter this, the site’s extensive area offers some prospect for enhanced biodiversity at targeted locations around it – particularly in light of BNG requirements. At 105ha, it is expected that the 10% net gain could be readily accommodated on-site. Whilst this gain would still involve the loss of existing habitats, it cannot neutralise the negative effects, but does serve to minimise them.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	2. Will it allow for biodiversity net gains?	Further to 13(1), the site should be able to accommodate net gain as required under BNG regulations (as opposed to off- site delivery) given its scale and range of opportunities within and around it. The Ock Brook’s presence through a small part of the site provides opportunities for complimentary habitats to be established across land at heightened risk of flooding. The positive effect on this criteria question is checked however by the uncertainty around protection and loss of existing mature habitats (see 13(1)) which would be	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		put at risk from a potential development of such vast scale.		
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?	Possible development of the site could result in a limited impact on the geological environment due to widespread construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of estate roads etc.). Whilst no Regionally Important Geomorphological Site (RIGS) exists within or immediately beyond the site's boundaries, the sensitive hydrology as a result of a watercourse (Ock Brook) within part of the site and which forms a site boundary may be impacted through work to alter land levels as part wider construction activity.	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?	Sporadic and infrequent tree copse can be found around the 105ha site, relating to the pattern of field boundaries. However, across the vast site, tree coverage is patchy. The indicative site masterplan provided by the site promoter shows what represents a notable net gain of trees across the land, with several areas of woodland set out around the site. As such, development would bring about a sizeable increase in woodland at this location.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	5. Will it provide new open space or	Potential development of 2,000-plus homes would require substantial provision of open/green space to serve a new community of several thousand	Major positive +2	

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.	green space?	inhabitants. The masterplan provided by the site promoter shows a comprehensive network of open and green spaces, supplemented by greenways, pocket parks and green buffers, all linked internally within the site by active travel corridors. Given the largely private status of land at current, the provision, albeit indicative, suggests a substantial number of open/green space assets would be provided throughout the site.		
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, no formal or informally designated open space exists within the boundaries of the site. As such, any future development would help to create new areas of open space but due to the substantial scale of site and a need to provide for the resident population, new development would not be expected to contribute to the improvement of existing open spaces in off-site locations.	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 site is isolated from the Borough's network of formal Green & Blue Infrastructure corridors identified within the Core Strategy Review making connectivity challenging due to the distances involved. Corridors would require notable travel before being accessed. Instead, the site is well linked with an extensive range of Public Rights of Way network which see a number of paths pass through the site, before extending away to access nearby villages and run throughout the rural centre of the Borough. Use of these trails would likely	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		increase due to the significant increase in population. As discussed at 13(5), the site, by virtue of its substantial scale, would plan a green infrastructure network internally, but this would largely just be of benefit to the resident population.		
<p>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.</p>	1. Does it respect or preserve identified landscape character?	<p>Partly due to the significant size of land covered, the site forms parts of two separate landscape character areas. The northern area sits within the South Yorks, Notts & Derbys Coalfield landscape area, displaying a Plateau Estate Farmlands type. The southern part sits within the Trent Valley Washlands landscape area, displaying a Lowland Village Farmlands type. Despite being the site straddling two landscape character areas, a common landscape trait is the farmland which extends across the entirety of the site. Such an extensive, comprehensive development would serve to fundamentally alter the landscape and appearance of the land post-construction. The landscape features which have characterised land across the site for centuries, and that are synonymous with farmland and agricultural practices, would be drastically altered, if not lost in their entirety due to the scale of development. Notwithstanding the efforts made to 'green' the site with ample open/green space, the land's urbanisation would represent a significant departure from the prevailing landscape character currently evident.</p>	Major negative -2	Major negative -7

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>Development of the site would have a notable impact on visual amenity to its current appearance consisting of a large number of hedgerow enclosed farmland. A strategic-scale development across an expansive area close by to one of the Borough's smaller villages would inevitably cause substantial alteration to the visual amenity of those households who bound the site along The Ridings and also to users of the footpaths which extend out into the countryside and which pass throughout it. Views of the site from Ockbrook are limited as a result of housing development on the eastern side of The Ridings, restricting vistas across the site. However, the visual amenity post-development would see a rural landscape hugely altered with urbanising features. Whilst development at strategic scale offers opportunities to introduce a thoughtful and creative landscape consisting of a network of green spaces, the urbanising of around 105ha of countryside surrounding Ockbrook will fundamentally alter the visual relationship between the setting of the village and the surrounding countryside.</p>	<p>Major negative -2</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape</p>	<p>3. Will it maintain and/or enhance the local</p>	<p>The settlement character on the fringe of Ockbrook which adjoins the site is largely residential, and understandably varied and diverse seeing different build styles and ages to housing stock. A number of</p>	<p>Major negative -2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>character, including heritage and its setting and enhancing the place through good design.</p>	<p>distinctiveness of the townscape or settlement character?</p>	<p>enclosed grassed paddocks also sit between the built-up village and the site boundary. However, the scale of the site at 2,000 homes means the relationship with Ockbrook village as a whole is more appropriate to cite. Such a sized development located between the village and Hopwell Hall would fundamentally alter the character of Ockbrook as a rural settlement. Despite the development seeking to internalise many day-to-day activities, the links and connectivity between the site and Ockbrook would see a substantial increase in activity within the village as a result of a significant population in close proximity. The scale of change, in aspects like increases in localised traffic would represent substantial differences occurring to the character of Ockbrook moving forwards.</p>		
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>Notwithstanding, the commentary in 14(1) to 14(3), the indicative masterplan shows a blended transition in development moving east from the village towards, and then into the site – making provision for green buffers to enclose new housing. This is welcomed, although the scale of development on land east of Ockbrook is so significant in scale that attempts to soften the interrelationship between the landscape that development will happen within and the built environment are somewhat undermined – although the level of effect is reduced due to the anticipated landscaping shown in the indicative masterplan.</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The western edge of the site is around 150m away from several Listed Buildings, mainly residential, situated along The Ridings. The Grade II* All Saints Church is around the same distance away further south. This corresponds with the eastern-most extent of Ockbrook Village Conservation Area (CA) which extends westwards back into the village. Whilst the use of green buffers and open space has been proposed to protect the setting of the CA, the scale of development would have significant effects for levels of traffic generated - which despite development roads orientating traffic south and south-east, would see notable levels of traffic pass through the village on narrow, residential roads. Additional traffic would have a notably harmful impacts on conditions within the CA, with extra trips through sensitive historic environments – potentially harming the character of the CA and impacting on the setting of individual heritage assets, both statutory (Listed Buildings) and non-statutory (Local Buildings of Interest) which are concentrated within it.</p>	<p>Major negative -2</p>	<p>Major negative -3</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to</p>	<p>2. Will it respect, maintain and strengthen the local character</p>	<p>Continuing from 15(1), the indicative masterplan in support of the site does, through arrangement of land-uses, show separation to the eastern edge of Ockbrook where a number of heritage assets are located. However, the development itself,</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	and distinctiveness e.g. landscape/ townscape character?	substantial in scale at 2,000-plus homes, takes the form of a planned new community. The community itself will have little by way of connection to local character and distinctiveness linked with the village's heritage. As discussed in 15(1), despite its immediate gap to Ockbrook, additional traffic generated by the development which circulates onto local roads throughout the village would have a negative effect on the local character and distinctiveness of Ockbrook – and particularly the closest of its two CAs around 150-200m west of the site.		
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 significant new population at the site offers opportunities for new residents to better access and understand local heritage – of which Ockbrook enjoys much by way of assets, both area-based and individual. 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. As already referred to, Ockbrook benefits from two CAs and a notable number of Listed Buildings, demonstrating a strong heritage throughout the village and land immediately beyond. Given its size, it is to be expected that Ockbrook's range of cultural activities are more limited than other nearby larger settlements, so the new resident population may need to travel further within the area to access these.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Any future development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Development would be likely to increase vehicular activity (thus, access) through the nearby Ockbrook Conservation Areas (Ockbrook Village CA is approximately 150m west of the site), with the scale of additional traffic as explained at 15(1) being such that it has the potential to result in minor harm to the character evident throughout the Conservation Area. An increased interaction between vehicles and the wider historic environment is expected to result in a negative effect which cancels out the potential benefits of bringing a sizeable new population close to the historic environment.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>5. Will it conserve and enhance the archaeological environment?</p>	<p>No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding</p>	<p>1. Will it lead to reduced consumption of raw materials?</p>	<p>Development of this site, which would mainly consist of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see</p>	<p>Minor negative -1</p>	<p>Major negative -5</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minerals and waste.		an increase in the consumption of raw materials across a long period of housebuilding comprising several phases.		
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 and waste.	3. Will it result in additional waste?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 2,208 domestic properties on an ongoing, day-to-day basis.	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 and type would not be expected to have any level of impact on the production of hazardous waste locally.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>As discussed at 2(3), despite the substantial scale of farmland potentially vulnerable to loss as a result of 2,208 homes, the uncertainty over whether the land is classified as Grade 3a (Good – and BMV) or Grade 3b (Moderate – not BMV) results in caution being applied to whether development would protect the best and most versatile agricultural land. Although as explained at 5(5), the remoteness of land from other BMV in the Borough (Grade 2, no Grade 1 exists) suggests farmland here in moderate in its quality and not therefore BMV.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>6. Will it prevent the loss of greenfield land to development?</p>	<p>No. Development of the site would not prevent the loss of a substantial area of greenfield land. A significant amount of greenfield land of approximately 100ha would be lost to development, although as discussed at 13(5), a sizeable amount of open/green space would be established across the site.</p>	<p>Major negative -2</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority and development at this location would require no specific advice over ground stability. 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.</p>	<p>Neutral 0</p>	

Site: CSR-0028 East of Cole Lane, Borrowash

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 250 dwellings would be expected to demonstrate an effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the larger scale of proposed development at this location.</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough, but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which, due to its undeveloped status, does not contain any existing unfit or vacant dwellings, does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. This results in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it, such as suitable and safe forms of vehicular access to link it to the local road network, the provision of any additional standalone items of infrastructure such as education (except for contributions for additional school places) or retail facilities is unlikely due to the size of site at 280 homes. Notwithstanding, any future development would still be required to make contributions to existing facilities where necessary, but new residents would ultimately be reliant on the existing infrastructure provision, mainly within Borrowash.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site is not of a scale that would provide for land or uses that might improve the diversity and quality of jobs in the long-term. Notwithstanding this, construction activity associated with the site's</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development and period of time the site would be under construction.		
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 the site's implementation would result in a short-term stimulus to employment opportunities locally in the construction and building sector. But this would be unlikely to result in strong effect on this criteria question over the long-term covering the plan period.	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(1) & 2(2), however such opportunities are unlikely to benefit rural productivity specifically. The site falls within ALC Grade 3 and is therefore limited in quality and potential for agriculture uses, limiting effect on this criteria question particularly in light of construction related job opportunities created.	Neutral 0	
3. Economic Structure and Innovation To provide the physical	1. Will it provide land and buildings	The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	of a type required by businesses?			
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?	Potential development on the site would not be of a suitable 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 in size to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to	4. Will it encourage graduates to live and work within the Plan area?	The population in general, including graduates, would be afforded a greater, yet still relatively modest, opportunity to live and work within the plan area as a result of a boost in the supply of new dwellings that development at this location would bring. The link between attracting graduates	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
support the use of new technologies.		specifically and provision of new dwellings on this site however is weak.		
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, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	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 site is adjacent to Borrowash and around 1.4km east of Borrowash Local Centre, allowing good access to a good range of services, facilities and shops. The potential development of 250 units at this location will provide a significant boost to the Local Centre's retail catchment, with shops and facilities expected to be relied upon for day-to-day convenience items and localised services from an enlarged population. Potential development would make a significant contribution to the vitality of Borrowash Local Centre.	Major positive +2	Major positive +2
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The site is attached to Borrowash and within 1.4km of its Local Centre. Development of the site will therefore result in an increased proportion of the Borough's population being able to access services and facilities through active means (walking and cycling) and this will help to promote healthy lifestyle	Minor positive +1	Major positive +3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		choices. Whilst the site is not of a scale likely to support health facilities, a housing development would be expected to provide a network of green space which is publicly available and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The site is however attached to a service centre which does provide for such facilities; specifically, health facilities located off Victoria Avenue within 1km of the site. This in effect would proportionately improve access to health facilities.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The submitted indicative masterplan does indicate that a range of open space could be provided within the site. This alone has a positive effect in these circumstances as the land in its current form is not open for public access in any form and thus at present does not provide 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	The submitted indicative masterplan does indicate that a range of open space could be provided within the site. It can therefore be demonstrated that the site can deliver new open space.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	existing open space?			
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. The land is rated Grade 3 in arable classification and the site is of a moderate scale and this limits the negative impact on this criteria question.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	The potential delivery of around 250 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 when compared with current levels of incidence on the land 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 does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern. However, delivery of the site would introduce an expanded built environment with new additional risks and hazards. Notwithstanding that	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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 Borrowwash 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 notable increase in population adjacent to Borrowwash. This will increase the proportion of the overall plan area's population able to access and engage with community activities at local facilities within it. The site would likely 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.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this however development of the site would not put at risk any existing facilities either.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>Development of the site would result in a new population making use of existing transport infrastructure present in and around Borrowash. 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 – though given the scale this would likely be minor.</p> <p>The submitted masterplan indicates access directly onto Cole Lane which itself then directly connects onto the A52 just 150m away to the north. It is likely</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		that this close relationship between the site and the strategic road network will present specific challenges to accommodating the site within the existing transport network effectively, particularly in view of there being a number of failed junctions (over 100% capacity) in the area, including on the A52 itself.		
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 Borrowash means a new population would be able to access facilities through sustainable means such as walking and cycling. This would help to promote use of the existing transport network in more sustainable ways. The fact that the site is limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside too.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site would enable access to existing facilities in Borrowash without use of the private car due to its proximity to the facilities, services and retail provided by the centre. Ultimately though, locating additional population here would result in a net increase private car use locally, not a reduction.	Minor negative -1	
8. Transport To make efficient use of the	4. Will it increase	The site is unlikely to provide any additional facilities due to its limited scale. However, due to the sites	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	accessibility to services and facilities?	location adjacent to Borrowash, development of the site would result in an increased proportion of the Borough's population able to access facilities provided by existing settlements.		
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.	Minor negative -1	Neutral 0
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 see an altered relationship between the site and the natural environment given its current greenfield status. However there are few habitat features internally within the site aside from an wooded area which the submitted masterplan appears to retain, demonstrating the site is deliverable without loss of this habitat. Otherwise, the land is in agricultural use currently which will severely limit its capacity to host rich habitats. The external boundaries which contain established hedgerow and trees could be retained, something which will particularly important along the northern boundary adjacent to the A52 but not currently demonstrated on the masterplan. In view of the lack of internal habitat features, retention of the woodland and current intensive agricultural use as well as BNG requirements, it is expected this site	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		could delivery biodiversity uplift subject to appropriate mitigation and retention of external boundaries.		
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 250 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an 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 small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>New homes will 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 new homes at this location would give rise to a notable number 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.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground increase in all types of pollution, associated with development of existing greenfield land for 250 dwellings. The sites adjacency to the A52 in the north means that development of the site would result in a notable increase in local receptors to pollution arising from the strategic transport route also.	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 entirety of the site is located within the Environment Agency's Flood Zone 1. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around nearby watercourses. This could impact upon a minor, unnamed stream which follows the site's eastern boundary and joins with the River Derwent further south. The submitted masterplan does not indicate any SUDs which may alleviate risk associated with this, however, large areas of land within the site have been left for open space and it is expected these would play a role in mitigating any risk arising.	Minor positive +1	Neutral 0
12. Flooding and Water Quality To minimise the risk of	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. As referred to in 12(1), the site bounds an unnamed	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
flooding and to conserve and improve water quality.		tributary of the River Derwent, so care would need to be taken regarding controlling surface run-off from the development into this watercourse. The submitted masterplan does not indicate directly how this risk would be addressed however large areas of land within the site have been left for open space and it is expected these would play a role in mitigating any risk arising such as through SUDs.		
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 site is unlikely to assist with the conservation of water given the demand arising from each of the 250 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources.	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?	The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	5. Will it cause a deterioration of Water Framework	As discussed at 12(1) and 12(2), the presence of an adjacent unnamed watercourse requires care to be taken in ensuring no discharges pass between the site and the watercourse. The submitted masterplan	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.	Directive status or potential of on-site watercourses?	does not indicate any SUDs which may alleviate risk associated with this, however large areas of land within the site have been left for open space and it is expected these would play a role in mitigating any risk arising.		
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 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?	Whilst a specific assessment has not been carried out, the site itself does not host any formal statutory or non-statutory biodiversity assets and this does indicate that the site is likely to offer limited range of biodiversity. Additionally, the site is in current intensive agricultural use, and the woodland identified within the site is proposed for retention. With the above in mind as well as requirements around BNG, it is expected development of the site will be able to protect biodiversity, though it is unlikely to improve it.	Neutral 0	Major positive +2
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	2. Will it allow for biodiversity net gains?	It is likely that the site itself would be able to accommodate net gain as required under BNG regulations (as opposed to off-site) given its scale, limited biodiversity value at present and the range of	Minor positive +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.		opportunities within and around it (including the open space identified in the submitted masterplan).		
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?	Potential 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.). However, no Regionally Important Geomorphological Site designation is present within the site's boundaries and the scale and consistent topography of the site is such that effects would be modest at most.	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.	4. Will it maintain and enhance woodland cover and management?	The submitted masterplan indicates the retention of a small but dense area of woodland within the central portion of the site. A group TPO is present adjacent to the south-west corner of the site, but it is not considered that development of the site would put this asset at specific risk; it is expected that external boundaries could be retained without impacting on deliverability of the site.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	5. Will it provide new open space or green space?	The masterplan submitted indicates a notable portion of the site in the north east of the site, as well as other pockets, as being retained for open space provision.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the 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.	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create new areas of open space but could not be seen to improve existing open space.	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 site is relatively distant from the formal Green and Blue Infrastructure networks in the Borough so the potential development of the site would have a negligible impact on the protection or improvement of networks. Non-strategic parts of the network, such as the River Derwent, former Derby and Sandiacre Canal multi-user trail to the south of Borrowash and the network of Public Rights of Way (PRoW) which link Borrowash to nearby settlements, are likely to see increased walking and cycling activity should development occur at the site. However, even at 250 homes, it is not thought this site in isolation would represent a scale that would justify the improvement of these parts of the Green & Blue Infrastructure network.	Neutral 0	
14. Landscape and Built Environment	1. Does it respect or	The site falls within Trent Valley Washlands area and the Lowland Village Farmlands type which	Neutral 0	Minor negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	preserve identified landscape character?	highlights gently rolling and almost flat lowlands, mixed farming with improved pasture, thinly scattered hedgerow trees, locally dense watercourse trees and red brick outlying farms as key features. Ultimately development of the land for housing is highly unlikely to enhance landscape character. The site exerts some of the features specified including its almost flat lowland siting and its relationship to sections of dense watercourse trees to the east along the unnamed watercourse. Acting as mitigation to this is the relatively enclosed nature of its siting, between A52 in the north, Borrowash in the west and B5010 to the south. Whilst it might be considered the site extends too far east, in general terms it is relatively well enclosed and related to Borrowash.		-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.	2. Does it have a positive impact on visual amenity?	As considered at 14(1) the site exerts some features identified as part of the areas defined landscape character. It is highly unlikely that the site would have a positive impact on visual amenity. However, as with general landscape considerations, the sites relatively enclosed location between A52 in the north, Borrowash in the west and B5010 to the south provides some mitigation to effects.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape	3. Will it maintain and/or enhance the local	The submitted masterplan does indicate the inclusion of some aspects to its layout which reflect some key characteristics within Borrowash in particular the regimented elements to the east of the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
character, including heritage and its setting and enhancing the place through good design.	distinctiveness of the townscape or settlement character?	site reflect characteristics of the Devonshire Avenue area. The positive influence of this is partly neutralized by a lack of clear relationship between the western portion of the site and Cole Lane. Being as Cole Lane contains large plots at low density, it is unclear if this character could be replicated within the site whilst delivering the proposed number of dwellings. Ultimately a continuation of the valued character of Cole Lane will be a significant challenge for the site. The positive aspects referred to above as well as the sites relatively well contained and related location minimize the negative impact on this.		
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?	The sites development would leave large areas of open countryside to its east and south with the opportunity for the site to graduate between the existing built form of Borrowash and open countryside. However, the submitted masterplan does not indicate a high level of integration such as what could be provided through landscaping to the east and south east of the site. Given the extent of the site eastwards – beyond any sense of existing enclosure of Borrowash – such an integration will be particularly important in the east and south east portions of the site, and this heightens the risk associated with this criteria question.	Minor negative -1	
15. Heritage To conserve the area's	1. Will it conserve and	The site is within 0.6km south of Ockbrook Conservation Area and as part of this a range of	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
heritage and provide better opportunities for people to enjoy culture and heritage.	enhance the historic environment, designated and non-designated heritage assets and their settings?	local list and Listed Building assets. The CA is sufficiently distant from the site and separated with existing development, not least the A52, to the extent that it would not have any impact. Not other heritage assets are located within close proximity of the site; Draycott House and Manor Farm Listed Buildings are located beyond the B5010 and A52 respectively shielding them from any impact.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	The site would have negligible impact on existing landscape character given its siting and extent as considered in more detail at 14(1). With the site displaying minor prominence in general, sitting in-between major roads and an established settlement, its influence on a local character and distinctiveness which is devoid of heritage assets is largely minor, with any potential development thought able to demonstrate that it would not prove detrimental to this objective.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural	An enlarged population at the site offers opportunities for new inhabitants to better access and understand local heritage – despite only a small number of assets in close proximity to the site (Borrowash is one of the only village settlements in the Borough without a Conservation Area). 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. Borrowash has a reasonable	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	activities?	range of cultural activities owing to it being one of the largest village settlements in Erewash.		
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?	Any future development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus, access) through nearby Conservation Areas in Breaston, Ockbrook and Draycott, the lack of immediate assets within the historic environment around the site should see traffic reduce to an acceptable level upon reaching the named villages with Conservation Areas. As discussed in 15(3), the relative absence of heritage assets around the site leaves little identifiable impact in respect to this objective.	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 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 potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site at around 250 homes would help to	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		minimise effect.		
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 by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations 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?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 250 domestic properties on an ongoing basis.	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 and type would not be expected to have any level of impact on the production of hazardous waste locally.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: 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?	The site falls within ALC Grade 3 (good to medium) and therefore its development would not have an impact on the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. Whilst green spaces and parkland are shown to be made provision for as part of a potential future development, it would not mitigate against a substantial 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 and waste.	7. Will it sterilise mineral resources?	The site sits outside the most acute and sensitive Coal Mining Reporting Areas monitored by the Coal Authority and development at this location would require no specific advice over ground stability. 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: CSR-0029 Land north of 60 Cole Lane, Ockbrook

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 10 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make very small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough, although this would be extremely minimal due to the size of the site. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including Borrowash rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
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. Agricultural Land Classification records show that the site is of a lower grade (Grade 3 - good to moderate). Additionally, the site is not currently used for growing crops, instead used for equestrian activity with associated grazing so its development would not directly impact on this element of rural productivity. The loss of such uses would result in other loss of rural productivity but to such a minor scale given the limited size of the site that tangible negative impacts are not expected.	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.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and Innovation 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	

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.	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, particularly in light of the relatively limited number of new dwellings this site would accommodate.	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?	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?	The site is not attached to a designated centre, however new population would be reliant on existing services in Borrowash Local Centre. The effect of this on the vitality of Borrowash would however be negligible, due to the very limited scale of development.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and	1. Will it reduce health	A limited number of new homes will add to the improved quality homes with regards to insulation	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
wellbeing and reduce health inequalities.	inequalities?	and other requirements to the borough stock. The site is within walking distance of Ockbrook, although this provides a very limited number of facilities and services. The nearest designated centre is Borrowash local centre, however the location of the site is unlikely to encourage engagement with more active modes of travel when accessing services here. It is unlikely the site is of a scale to provide its own green spaces network but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public. The site is separated enough from the A52 that noise and air pollution are considered to be surmountable so as to not effect key health markers.		
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 to the site are within Borrowash. The presence of the A52 between the site and Borrowash acts as a significant constraint on <i>improving</i> accessibility to such services beyond options already present.	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?	There is no existing green infrastructure nearby to the site, and so the sites location would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in minimal effect on access to the open countryside for	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is currently in use for equestrian activities and associated grazing and its loss would not directly remove an existing food growing resource. Additionally, ALC records show that the site is of a lower quality (Grade 3). Other sites in the Borough could be more easily turned into land to accommodate food growing, which mitigates the minor loss of agricultural land here.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although very limited in scale, delivery of around 10 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 likely to increase even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 an 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	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 nearby to Ockbrook and Borrowash means that existing	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
to improve social inclusion and to close the gap between the most deprived areas within the plan area.		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. The very limited scale of proposed development is also likely to mean that there is not the impetus for 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?	Delivery of this site would result in a small increase in population adjacent to Ockbrook, and nearby to Borrowwash. This will slightly 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 A52 between the site and Borrowwash, acting as a cause of severance, limiting general permeability in the context of a less extensive offer within Ockbrook. 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.	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	3. Will it increase the number of facilities e.g. shops, community centres?	The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
areas 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.	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. however, with the exception of any improvements to site access, the site would not be expected to deliver any enhancements to transport infrastructure. New population would be within walking distance of Ockbrook centre, however only a limited number of facilities exist here with no retail services. Ultimately new population will be reliant on existing roads to access services in Borrowwash, and the nearby A52 for longer journeys.	Neutral 0	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	2. Will it help to develop a transport network that minimises the impact on the environment?	Although the site is adjacent to Ockbrook, new population would ultimately be reliant on Borrowwash for access to services. Due to the distance between the site and Borrowwash, the lack of cycling provision, as well as the severance effect of the A52, new population is unlikely to engage with active and sustainable modes of travel in order to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and to improve travel choice and accessibility.		access Borrowwash, due to distance, lack of cycling provision and. Existing bus services are not frequent for regular travel into Borrowwash from the site. The fact that the site is very limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside.		
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?	Although the site is adjacent to Ockbrook, new population would ultimately be reliant on Borrowwash for access to services. Borrowwash is most accessible via the private car, and due to the absence of reliable modes of alternative modes of transport, new residents will be encouraged to make more private car journeys. The proximity of the A52 is also most likely to encourage private car usage to access jobs and a wider range of services in Derby. Although this option would not actively reduce car journeys, its very limited scale means the opposite effect would also be minimal but nonetheless negative.	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	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. Additional population in the area would ultimately be reliant on Borrowwash for access to local essential services. Borrowwash local centre is accessible via car. The proximity of the site to the A52 would also allow for good access to a wider range of services and facilities in Derby. However, the effect of increasing	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
improve travel choice and accessibility.		accessibility to services and facilities for the borough's population through development of this site would be very minimal, due to its very limited scale, and when compared to other sites attached to key settlement with a designated centre.		
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. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	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 but the site is currently used for equine purposes and this reduces the likelihood of it supporting higher levels of biodiversity due to the managed and intensified nature of the land's usage. There are very few habitat features across the site (such as hedgerows) – and the eastern boundary which is established tree and hedgerows could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to positively minimise impact on biodiversity interests of the land for the reasons considered above.	Neutral 0	
10. Energy and Climate Change	1. Will it result in additional	A development on this site would inevitably result in additional energy use owing to the land's current	Minor negative	Minor positive

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	energy use?	greenfield status. Provision of 10 new homes would see a small increase in energy usage locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.	-1	+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 small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements, although the impact of this would be extremely minimal.	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 is very unlikely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	Due to the size of the site, the site would be highly unlikely to support community energy systems, but further technical work would be necessary to confirm this view. Development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes that might potentially be 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground minor increases in air and noise pollution. The limited scale of the site (10 dwellings) severely limits the extent of this effect though it is still a negative one.	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
of pollution.				
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 wholly located within the Environment Agency's Flood Zone 1 area. However, the topography of the site, which falls to the west may lead to increased run off into the Ock Brook if the site is developed. The Ock Brook is within Flood Zone 3, and increased runoff as a result of development of greenfield land and loss of natural permeation may result in increases risk of flooding in this area. While the site would be required to deliver suitable drainage, the scale of the site may limit its capacity to mitigate the risk of runoff in a masterplan.	Neutral 0	Major negative -2
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. The nearest watercourse is the Ock Brook to the west of the site. There is potentially risk of run off into this watercourse, especially as the topography of the land falls away towards it. This may have a minor impact on water quality of this watercourse. The limited scale of the site would also make mitigation of this risk more difficult.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	3. Will it conserve water?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relative minor scale of	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.		development – at 10 dwellings a development of this scale would have very limited impact in comparison to a larger alternative.		
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	As discussed at 12 (2), development of the site could potentially have a minor negative impact on the nearby Ock Brook with risk of run off increased by the nature of the site's topography, which may result in a slight deterioration of Water Framework Directive. Although suitable drainage should be provided, mitigation of this risk may be more difficult in a site masterplan, owing to the small size of the site.	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		discharge of rainwater.		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current equine use of the site is also less likely to propagate high value biodiversity within it. External boundaries including the mature hedge and tree line along the eastern boundary could be retained. As such potential impact on important biodiversity features such as these as a result of site redevelopment is minimal. These considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>A site of this scale adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.		
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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.	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.	4. Will it maintain and enhance woodland cover and management?	Development would not enhance woodland cover by virtue of the proposed development. The only supply of trees is along the east boundary of the site which could be retained as part of a masterplan as the site does not extend beyond this. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	5. Will it provide new open space or green space?	With the site very small at only hectares 0.55ha in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.	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.	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	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 nearest GI network to the site is the Ock Brook and associated footpaths in Borrowash. Due to the distance between the site and this asset, and the scale of the site new development is unlikely to encourage increased use or protection of any GI networks.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. Landscape features such as the presence of hedgerow trees particularly at its eastern boundary help to link the site to its described landscape characteristics. While the site is to an extent nestled between a line of properties to the north and south, development would likely have a negative impact on landscape character. Due to the scale of the site, however this	Neutral 0	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		would be minimal, and wouldn't affect a critical element of landscape character.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	There is a large area of open countryside is located to the west of the site, and so new development at this location would have a small but noticeable impact on wider views and visual amenity around the edge of Ockbrook.	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?	The site sits just outside the Ockbrook Conservation Area and so would not be expected to have an impact on it. 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 around the site is low density, with a line of properties each side of Cole Lane. 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. In effect the site has every opportunity to maintain and potentially enhance settlement character but this is an unknown at this point.	Neutral 0	
14. Landscape and Built Environment	4. Will it conserve or	While the site is nestled between a line of properties to the north and south, new development would	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	enhance the interrelationship between the landscape and the built environment?	have a small but noticeable impact on the landscape and wider views of open countryside to the west and so would be unlikely to conserve the interrelationship between landscape and built environment.	-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?	Ockbrook Conservation Area is situated approximately 250m from the site. Development of the site would be screened by a line of properties, and the distance from the CA, and the limited scale of proposed development, is likely to mitigate any negative impacts on it and the setting of Ockbrook.	Neutral 0	Neutral 0
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	The site would have an impact on landscape character and wider views, given the wide area of surrounding countryside to the west. However given the scale of the site, the impacts would be minimal. New development would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to	3. Will it provide better opportunities for people to access	A slightly 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	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	and understand local heritage and to participate in cultural activities?	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. Ockbrook village has a limited range of cultural activities owing to its size, but the site would also be a short drive from Borrowash, as well as in close proximity to the A52 would enable good access to nearby cultural activities in these areas, as well as the Nottingham conurbation.		
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 of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Any increase in vehicular activity through Ockbrook's Conservation Area would not have tangible negative impacts, owing to the very minor scale of development.	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 Management To prudently manage the natural resources of the area including soils, safeguarding minerals and	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the very minor scale of development proposed.	Minor negative -1	
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>The site falls within ALC Grade 3 (Good to moderate). This dictates that it is of a lower quality and not in among the best and most versatile agricultural land available. The land is also not being used for growing crops currently, which further mitigates any impacts of its loss.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>6. Will it prevent the loss of greenfield land to development?</p>	<p>No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>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.</p>	<p>Neutral 0</p>	

Site: CSR-0030 Ockbrook & Borrowash Cricket Club and associated land

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 34 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary, but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements. Given the very limited scope of provision in adjacent Ockbrook.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely to provide a short-term boost to the diversity and</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		quality of jobs 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 ?	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. The site is not currently being used for any agricultural purposes; therefore development of the site would not affect rural productivity. The site is also of a lower agricultural grade (grade 3). Given the limited size of the site any tangible impacts are not expected.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it provide business/university clusters?</p>	<p>Development on the site would not be of a scale or type to provide for business or university clusters.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The site would not be of a scale to accommodate the creation of new jobs in the long-term, including in high knowledge sectors.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area 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, particularly in light of the relatively limited number of new dwellings this site would accommodate.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>The site is not attached to a key settlement with a designated centre, however new population would be reliant on existing services in Borrowash local centre. The effect of this on the vitality of Borrowash would however be negligible, due to the very limited scale of development.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>A very limited number of new homes will add to the improved quality homes with regards to insulation and other requirements to the borough stock. The site is within walking distance of Ockbrook, although this provides a very limited number of facilities and services. The nearest designated centre is Borrowash local centre, however the location of the site is unlikely to encourage engagement with more active modes of travel when accessing services here. It is unlikely the site is of a scale to provide its own green spaces network but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public.</p>	<p>Neutral 0</p>	<p>Major negative -2</p>

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.	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 site would however have good access to health facilities in Borrowash via the car.	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?	Development of the site would result in the loss of space used for recreational physical activity (Cricket pitch), and so would in fact reduce opportunities for recreational physical activity. There is no existing green infrastructure nearby to the site, and so the sites location would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.	Major negative -2	
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	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	existing open space?	compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is not currently in use for any agricultural activities and its loss would not directly remove an existing food growing resource. Additionally, ALC records show that the site is of a lower quality (Grade 3). Other sites in the borough could be more easily turned into land to accommodate food growing.	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?	Although limited in scale, delivery of around 34 dwellings at this location would result in the urbanising of largely greenfield land and convergence of additional population in the locality. There are existing buildings and facilities on site used by the Cricket Club, however this is unlikely to have any effect on reducing the fear of crime, as the extent of existing buildings on site is very limited. As a result of this incidences of crime are likely to increase even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
6. Community Safety To improve community safety,	2. Will it contribute to a	Other than the Ockbrook Cricket Clubhouse, and small cricket facilities, the land upon which this site	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
reduce crime and the fear of crime.	safe and secure built environment?	would be delivered 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 an 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.	-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 would result in the loss of a Cricket Ground for Ockbrook and Borrowash Cricket Club, and so would result in loss of an existing cultural asset. The promoter has stated however that provision will be made for land for the Cricket Club elsewhere in Ockbrook. Associated increase in population nearby to Ockbrook and Borrowash means that other 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. The very limited scale of proposed development is also likely to mean that there is not the impetus for enhancements.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of this site would result in a very small increase in population adjacent to Ockbrook, and nearby to Borrowash. This will slightly increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it, although this positive effect could be limited by the presence of the A52 between the site and Borrowash, acting as a potential cause of severance, limiting general permeability in the context of a less extensive offer within Ockbrook. 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.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.</p>	<p>Neutral 0</p>	
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the gap between the most deprived areas within the plan area.				
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population making use of existing transport infrastructure. however, with the exception of any improvements to site access, the site would not be expected to deliver any enhancements to transport infrastructure. New population would be within walking distance of Ockbrook centre, however only a limited number of facilities exist here with no retail services. Ultimately new population will be reliant on existing roads to access services in Borrowash, and the nearby A52 for longer journeys.	Neutral 0	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.	2. Will it help to develop a transport network that minimises the impact on the environment?	Although the site is adjacent to Ockbrook, new population would ultimately be reliant on Borrowash for access to services. Due to the distance between the site and Borrowash, the lack of cycling provision, as well as the severance effect of the A52, new population is unlikely to engage with active and sustainable modes of travel in order to access Borrowash. There is an hourly bus service to Derby, and a bus stop adjacent to the site, although this unlikely to reduce car use, due to proximity of the A52. Existing bus services are not reliable for regular travel into Borrowash, and wider locations, from the site. The fact that the site is very limited in scale means its impact on the environment is minimised	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		more generally in terms of effects from expansion into the countryside.		
<p>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.</p>	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	Although the site is adjacent to Ockbrook, new population would ultimately be reliant on Borrowash for access to services. Borrowash is most accessible via the car, and due to the absence of reliable modes of alternative modes of transport, new residents will be encouraged to make more private car journeys. The proximity of the A52 is also most likely to encourage private car usage to access jobs and a wider range of services in Derby. Although this option would not actively reduce car journeys, its very limited scale means the opposite effect would also be minimal but negative nonetheless.	Minor negative -1	
<p>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.</p>	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. Additional population in the area would ultimately be reliant on Borrowash for access to local essential services. Borrowash local centre is accessible via car. The proximity of the site to the A52 would also allow for good access to a wider range of services and facilities in Derby. However, the effect of increasing accessibility to services and facilities for the borough's population through development of this site would be very minimal, due to its very limited scale, and when compared to other sites attached to a key settlement with a designated centre.	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?	With exception of some minor buildings and facilities used by the Cricket Club, the site is predominantly greenfield. As a result, development would not be making efficient use of brownfield land. Due to the sites scale its negative impact through use of greenfield land is limited.	Minor negative -1	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 but the site is currently used for as a cricket field and this reduces the likelihood of it supporting higher levels of biodiversity due to the managed nature of the land's usage. There are no habitat features across the site (such as hedgerows) – although, all along the site boundaries are established trees and hedgerows. While these could be retained, there is risk that development may result in a minimal loss of habitat. It would be expected that these impacts could be mitigated, through BNG requirements.	Neutral 0	
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 34 new homes would see a small increase in energy usage locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1
10. Energy and Climate Change	2. Will it improve energy	The construction of this number of new homes would make a small contribution to the energy efficiency of	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	efficiency of the building stock within the Plan area?	domestic building stock within the plan area in line with building regulation requirements.	+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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	Due to the size of the site, the site would be highly unlikely to support community energy systems, but further technical work would be necessary to confirm this view. 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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>New homes will 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 new homes at this location would give rise to a notable number 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.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (34 dwellings) severely limits the extent of this effect though it is still a negative one.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural</p>	<p>Minor positive +1</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.		
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. A minor watercourse is located close to the site boundary – approx. 15m south of the site. This poses a minor risk to water quality, with an increased risk of runoff if the site were developed. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.	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 site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 34 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>As discussed at 12(2), development of the site may result in increased run off into a nearby minor watercourse. The risk and potential impacts associated are minor, however development could negatively affect the Water Framework Directive.</p>	<p>Minor negative -1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. The site is currently used as a cricket field, which is unlikely to propagate high value biodiversity within it.</p> <p>All site boundaries include mature hedge and tree line, and while these could be retained, there is a</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		risk that a small amount of habitat may be lost. However, the limited scale of the site would mean that any loss would be extremely minimal, and requirements around BNG limits would further limit any negative effects on this criteria question with regards to this site specifically.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	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.	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue	4. Will it maintain and	Development would not enhance woodland cover by virtue of the proposed development. The primary	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	enhance woodland cover and management?	supply of trees is along the site boundaries, which could be retained as part of a masterplan as the site does not extend beyond this. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	-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?	With the site relatively small at only 1.9 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.	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.	6. Will it improve the quality of existing open space?	Development of the site would result in the loss of a recreation ground in Ockbrook and so would not improve the quality of existing open space.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue	7. Will it encourage and protect or improve Green and/or Blue Infrastructure	No, there are no Green or Blue Infrastructure Networks on or nearby the site, and so the site would not make any contributions to encouraging further use of, or protection of GI Networks.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure and the natural environment.	networks?			
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays some conformity with some of the specified characteristics identified by work undertaken by Derbyshire County Council, such as scattered hedgerow trees. However, the site is largely nestled within the visual extent and residential development of Ockbrook, and so is not a critical element of preserving the wider landscape character. Elements of landscape could also be retained. Therefore, it provides limited contribution thus would not negatively impact on preservation of the wider landscape character area.	Neutral 0	Neutral 0
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	It is unlikely development of the site would have an active positive impact on visual amenity, but it is also unlikely the site will be of overall detriment to visual amenity, and wider views. The site itself is adjacent to an existing built-up area and is enclosed by established vegetation. Visual impact from development will be relatively contained, other than an aspect of openness in this area of Ockbrook being lost.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the	3. Will it maintain and/or enhance the	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
landscape and townscape character, including heritage and its setting and enhancing the place through good design.	local distinctiveness of the townscape or settlement character?	local distinctiveness. Existing residential development on the east side of Ockbrook is low density. 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. Special consideration will be given to design and layout, given this site is located within Ockbrook village CA. In effect the site has every opportunity to maintain and potentially enhance settlement character but this is an unknown at this point.		
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?	The site has the potential to conserve the interrelationship given its location nestled amongst existing built form in Ockbrook. Open countryside would remain to the west of the site.	Neutral 0	
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 northern boundaries of the site sit on the edge of Ockbrook Conservation Area. The CA also includes Listed Buildings close to the site. The proximity of the site to assets and its location within the CA are considered to be significant heritage factors to overcome. It is considered unlikely that development of the whole site would not be of detriment to the historic environment overall.	Major negative -2	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>Any future housing at this location would be expected to maintain the general pattern and layout evident in the western portion of Ockbrook given its physical relationship. However, the site's location within Ockbrook Conservation Area and proximity to other heritage assets poses a significant risk to being able to successfully maintain local character and distinctiveness particularly in terms of townscape character. The challenges around maintaining landscape character have been addressed above.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly in view of the sites intersection with the Ockbrook Conservation Area and proximity to other heritage assets.</p>	<p>Minor positive +1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Given the geographical relationship between the site and historic environment as considered above, access to the historic environment will be improved for an increased proportion of the Borough's population. Cancelling this out however is the likely negative effects on setting of said assets as a result of development.</p>	<p>Neutral 0</p>	

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?	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 consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Minor negative -1	Major negative -3
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	3. Will it result in additional waste?	Development of the site would be expected to have an impact in additional waste being created from all domestic buildings. This impact is limited only by the	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.		relatively minor scale of development proposed.		
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 falls within ALC Grade 3, and so is of a lower quality, and not the best and most versatile land, in comparison to other sites in the borough. Development of the site would have no negative impact on protection of good agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the land on the site is almost entirely greenfield so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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: CSR-0031 244 Victoria Avenue and land to rear

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 10 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make very small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough, although this would extremely minimal due to the size of the site. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including Borrowash rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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. The site is not currently being used for any agricultural purposes; therefore development of the site would not affect rural productivity. The site is also of a lower agricultural grade (grade 3 good to moderate). Given the limited size of the site any tangible impacts are not expected.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure	1. Will it provide land and buildings of a type required by	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
including infrastructure to support the use of new technologies.	businesses?			
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 structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>The site is not attached to a designated centre, however new population would be reliant on existing services in Borrowash Local Centre south of the A52. The effect of a development of this scale on the vitality of Borrowash would however be negligible, due to the small number of homes promoted.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>A very limited number of new homes will add to the improved quality homes with regards to insulation and other requirements to the borough stock. The site is within walking distance of Ockbrook, although this provides a very limited number of facilities and services. The nearest designated centre is Borrowash local centre, however the location of the site is unlikely to encourage engagement with more active modes of travel when accessing services here. It is unlikely the site is of a scale to provide its own green spaces network but equally the site is not currently</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		publicly accessible so would not result in the loss of such assets to the public.		
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. However, the site would have good access to the nearest health facility in Borrowash to the south, which is within good walking distance of the site.	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?	There is no existing green infrastructure nearby to the site, and so the sites location would not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.	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?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is not currently in use for any agricultural activities and its loss would not directly remove an existing food growing resource. Additionally, ALC records show that the site is of a lower quality (Grade 3) whilst also be located in an edge-of-built area. Other sites in the Borough could be more easily turned into land to accommodate food growing.	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?	Although very limited in scale, delivery of around 10 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 likely to increase even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 an expanded	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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 nearby to Ockbrook and Borrowash 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. The very limited scale of proposed development is also likely to mean that there is not the impetus for enhancements.	Neutral 0	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.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Delivery of this site would result in a very small increase in population adjacent to Ockbrook, and nearby to Borrowash. This will slightly increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it, although this positive effect could be limited by the presence of the A52 between the site and Borrowash, acting as a cause of severance, limiting general permeability in the context of a less extensive offer within Ockbrook. The site would be too limited in scale to provide any additional facilities	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.		
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 very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	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 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. however, with the exception of any improvements to site access, the site would not be expected to deliver any enhancements to transport infrastructure. New population would be within walking distance of Ockbrook centre, however only a limited number of facilities exist here with no retail services. Ultimately new population will be reliant on	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		existing roads to access services in Borrowash, and the nearby A52 for longer journeys.		
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?	Although the site is adjacent to Ockbrook, new population would ultimately be reliant on Borrowash for access to services. Due to the distance between the site and Borrowash, the lack of cycling provision, as well as the severance effect of the A52, new population is unlikely to engage with active and sustainable modes of travel in order to access Borrowash. Existing bus services are not reliable for regular travel into Borrowash from the site. The fact that the site is very limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	Although the site is adjacent to Ockbrook, new population would ultimately be reliant on Borrowash for access to services. Borrowash is most accessible via the car, and due to the absence of reliable modes of alternative modes of transport, new residents will be encouraged to make more private car journeys. The proximity of the A52 is also most likely to encourage private car usage to access jobs and a wider range of services in Derby. Although this option would not actively reduce car journeys, its very limited scale means the opposite effect would also be minimal but negative nonetheless.	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.	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. Additional population in the area would ultimately be reliant on Borrowash for access to local essential services. Borrowash local centre is accessible via car. The proximity of the site to the A52 would also allow for good access to a wider range of services and facilities in Derby. However, the effect of increasing accessibility to services and facilities for the borough's population through development of this site would be very minimal, due to its very limited scale, and when compared to other sites attached to a key settlement with a designated centre.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the sites very limited scale, its negative impact through use of greenfield land is limited.	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?	Development of the site would potentially have a negative impact on biodiversity. There is a substantial supply of mature trees along the site boundaries and extending into the site which would inevitably result in the loss of some habitat were the site developed.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage	1. Will it result in additional energy use?	A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 10 new homes would	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and to develop low-carbon energy resource, reducing dependency on non-renewable sources.		see a small increase in energy usage locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an 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 contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements, although the impact of this would be negligible.	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 is very unlikely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	Due to the size of the site, the site would be highly unlikely to support community energy systems, but further technical work would be necessary to confirm this view. 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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes that might potentially be 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 new homes at this location would give rise to new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground minor increases in air and noise pollution. The limited scale of the site (10 dwellings) severely limits the extent of this effect though it is still a negative one.	Minor negative -1	Minor negative -1
12. Flooding and Water Quality To minimise the risk of	1. Will it minimise or mitigate flood	The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk.	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
flooding and to conserve and improve water quality.	risk?	There is some risk of increases run off into the nearby Ock Brook to the east of the site. It is likely that the very limited scale of development, and tree cover buffering this would mitigate these impacts. Development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.		
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. The nearest watercourse is the Ock Brook to the east of the site. There is potentially risk of run off into this watercourse. The very limited scale of development would mitigate this risk. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relative minor scale of development – at 10 dwellings a development of this scale would have	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		very limited impact in comparison to a larger alternative.		
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	As discussed at 12 (2), development of the site could potentially have a minimal negative impact on the nearby Ock Brook with risk of run off. However, due to the very limited scale of proposed development, it is unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible 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	1. Will it help protect and	The biodiversity value of the site has not been comprehensively assessed. Records show that no	Minor negative	Major negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	improve biodiversity and avoid harm to protected species?	statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst the absence of recognized designations shows that site does not support extensive habitats, there is a substantial supply of mature trees along the site boundaries and extending into the site which would likely be lost a significant extent if the site were developed. More comprehensive assessment of the site is needed. Requirements around BNG limits negative effects on this criteria question with regards to this site specifically.	-1	-2
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 site of this scale adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		scale and topography of the site is such that effects would be negligible.		
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?	Development would not enhance woodland cover by virtue of the proposed development. A dense supply of trees is found all along the site boundaries and extending into the site, as well as some trees dotted in the site. Inevitably trees would be lost if the site were developed, and given the small scale of the site, this could make their replacement difficult.	Major negative -2	
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?	With the site very small at only hectares 0.35ha in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.	Neutral 0	
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, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	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?	The nearest GI network to the site is the Ock Brook and associated footpaths and parks in Borrowash. Due to the distance between the site and this asset, and the scale of the site new development is unlikely to encourage any increased use or protection of any GI networks.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. However, the site is nestled within the visual extent and residential development of Ockbrook, and so is not a critical element of preserving the wider landscape character and provides very limited contribution to it thus would not negatively impact on preservation of the wider landscape character area. The very limited scale of the site would mitigate negative impacts.	Neutral 0	Neutral 0
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage	2. Does it have a positive impact on visual amenity?	Development at this location would not have a noticeable impact on wider views and visual amenity around the south western edge of Ockbrook village. The site is visually nestled within the extent of Ockbrook with residential development present	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and its setting and enhancing the place through good design.		directly to its north and south. Development of the site would not therefore represent an incursion on wider landscape visual amenity.		
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?	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 around the site on the east side of Ockbrook is low density. 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. In effect the site has every opportunity to maintain and potentially enhance settlement character but this is an unknown at this point.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The site has the potential to conserve the interrelationship given its location nestled amongst residential development and private gardens on the southwestern edge of Ockbrook. Development is unlikely to negatively affect this interrelationship and will likely be screened by existing trees to the south and east.	Neutral 0	
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,	Ockbrook Conservation Area is situated approximately 100m from the site. Development of the site would be screened behind existing properties, and given the limited scale of proposed development, it is unlikely that development of the site would have	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	designated and non-designated heritage assets and their settings?	any negative impacts on it and the setting of Ockbrook, and any impacts would be very minor.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	A slightly 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. Ockbrook village has a limited range of cultural activities owing to its size, but the site would also be a short drive from Borrowash, as well as in close proximity to the A52 would enable good access to nearby cultural activities in these areas, as well as the Nottingham conurbation.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Any increase in vehicular activity through Ockbrook's Conservation Area would not have tangible negative impacts, owing to the very minor scale of development.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>5. Will it conserve and enhance the archaeological environment?</p>	<p>No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>1. Will it lead to reduced consumption of raw materials?</p>	<p>Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.</p>	<p>Minor negative -1</p>	<p>Major negative -3</p>
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		enhanced building performance and reduce its 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 created from all domestic buildings. This impact is limited only by the very minor scale of development proposed.	Minor negative -1	
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 falls within ALC Grade 3, and so is of a lower quality, and not the best and most versatile land, in comparison to other sites in the borough. Development of the site would have no negative impact on protection of good agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
16. Natural Resources and Waste Management	7. Will it sterilise	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority. No data exists	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.	mineral resources?	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.		

Site: CSR-0032 Maywood Golf Club and land

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 470 residential units would be expected to deliver more diversity in housing stock across the rural fringe area of the Borough. The ability to deliver affordable housing in an area where house prices are generally high is likely to make a positive impact in increasing the affordability of residential stock.</p>	<p>Major positive +2</p>	<p>Major positive +3</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>The site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople accommodation, however this site is not proposing plots for gypsies, travellers and travelling showpeople.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.	unemployment?	long term. However construction activity associated with implementing a site of this scale would be likely to provide a short term boost to employment opportunities locally.	+1	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some temporary job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. No other facilities or services are likely to form part of the site which would contribute to rural productivity in terms of employment opportunities. Development of arable land poses a risk against this criteria question however its Grade 3 status in agricultural land classification means this risk is very minor. Given the golf course the development would be replacing is already out of use and closed, this does not represent an additional risk.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The size of the site does not lend itself to being a mixed use site. It is therefore not expected that any land will be provided for buildings of a type required by business on this site.	Neutral 0	Neutral 0
3. Economic Structure and Innovation	2. Will it provide	Development on the site would not be of a scale or type to provide for business or university clusters.	Neutral 0	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including infrastructure to support the use of new technologies.				
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	The nearest centre to the site is Sandiacre Local Centre, 2km from its centre. Development is likely to lead to an increase in footfall within Sandiacre Local Centre due to the increased population within the vicinity. Ultimately though, the site is not connected directly to any centre, being relatively isolated. The effect on this criteria question is therefore weaker than it otherwise would be though the extent of development and resultant expansion in population moderates this.	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site is 2km away from Sandiacre. Although not directly attached to a service centre, in reality it does mean that an increased proportion of the population within the plan area will be able to access services and facilities through active means (walking and cycling) and this will help to promote healthy lifestyle choices. Whilst the site is not of a scale likely to support health facilities, a housing development would be expected to provide a network of green space which is publicly available and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site.	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>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 site is also not attached to a service centre providing such facilities, further limiting potential for positive impact on this criteria question.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>The site is close to Risley, where Friesland Leisure Centre is located within walking distance, allowing for the potential for development to enhance these facilities. The site itself incorporates and is adjacent to Public Rights of Way into Erewash countryside which provide for existing opportunities. The provision of 470 dwellings on site is likely to detract from the attractiveness of engaging with routes within the site to external populations, but does represent a low density. This indicates potential for the incorporation of a network of green spaces and related assets that would provide additional opportunities for informal recreational physical activity.</p>	<p>Minor positive +1</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>The site, given its relatively low density, would be expected to provide a good amount of open space as a result of its development. This open space would likely take the form of Local equipped areas for play and green space for residents to use. The loss of the site to development would remove greenfield land and an abandoned golf course which may have historically provided for open space from the local environment, however the public rights of way which</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		run across the site would be preserved.		
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. The land is rated Grade 3 in arable ALC classification and the site is of a moderate scale and this limits the negative impact on this criteria question.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	The potential delivery of around 470 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 when compared with current levels of incidence on the land 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 does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern. However, delivery of the site would introduce an expanded built environment with new additional risks and hazards. Notwithstanding that new development	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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 nearby (though not directly connected) 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 an increase in population near to Risley. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within wider area although to a more limited extent than if it were directly related to a substantial service centre. The site would likely 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.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	3. Will it increase the number of facilities e.g. shops, community centres?	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this however development of the site would not put at risk any existing facilities either.	Neutral 0	
<p>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.</p>	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	
<p>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.</p>	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 in the vicinity. Given the scale of development proposed, the existing network would unlikely be enhanced as a direct result of development aside from upgrades required to accommodate the development itself. The location of the site means a significant uplift in traffic will result on relatively minor rural roads in the vicinity, with existing failing junctions including within Risley and at M1 Junction 25.	Major negative -2	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>The site is nearby to Risley which has very limited provision of services, retail and employment opportunities. Notwithstanding the presence of PROWs and some opportunities for sustainable means of travel, in reality most new residents will be required to drive further to destinations such as the conurbation (Long Eaton) or Sandiacre local centre to access required facilities, services and employment opportunities. This negative effect is strengthened in view of the sites likely inability to provide new facilities internally given its limited scale.</p>	<p>Major negative -2</p>	
<p>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.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>The development would result in additional car usage relating to an expanded local population on land which currently does not contain any significant car use – generating uses; the lack of proximity to significant scale or range of services, facilities or job opportunities enhances this effect further as new residents will likely be required to travel out to local and town centres via private car to access required provision.</p>	<p>Minor negative -1</p>	
<p>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</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>The site is unlikely to provide any additional facilities due to its limited scale and the need to retain positive viability. Being detached from the town and conurbation also limits the extent to which a new population will have easy access to existing facilities.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
accessibility.				
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 almost exclusively greenfield in its classification, so development at this location would not make efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	The lands previous use primarily as a golf course means biodiversity interests are likely limited compared with naturally wild open countryside. No statutory or non-statutory ecological designations are present within the site. Notwithstanding the above, redevelopment of the site into housing will put at risk any existing ecological value particularly with regards to existing tree and hedgerow planting. Whilst BNG requirements will help mitigate this, there still remains a risk to biodiversity interest on this particular area of land.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A sizeable development scheme consisting of around 470 homes would inevitably result in additional energy use owing to the land's relatively 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. Whilst community energy schemes have the possibility of being pursued, this would still result in a notable increase in energy use in excess of the	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		current baseline level.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of such a large number of new homes would make a notable contribution to the energy efficiency of building stock within the plan area given that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites of this scale have the potential to support the generation and use of renewable energy, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can supply energy back to networks.	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?	Developments of this scale do offer greater opportunity to explore the practicalities of introducing community energy systems. 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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>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 sizeable stock at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>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 innovative construction techniques and materials.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>

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.	1. Will it minimise or mitigate flood risk?	The location of the site would be unlikely to result in a worsening of flood risk owing to 100% of the land being situated within Flood Zone 1 with a 1-in-1,000 year risk of flooding. There are several small watercourses running through the site and whilst these do not at present pose flood risk, development of the land will impact local hydrology and their presence within the site will and effect from development will need to be carefully addressed.	Minor positive +1	Minor negative -1
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. There is potential to negatively impact the small watercourses that run through the site to the south as a result of development however.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	A site of this scale is unlikely to assist with the conservation of water given the likely demand arising from domestic properties. Development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage notwithstanding the improved efficiency of new buildings.	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?	The construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		measures and technology relative to existing housing stock within the borough.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses ?	There are several small watercourses interacting with the site. Any risk of deterioration to the framework or these watercourses could be mitigated in the early stages of masterplanning and design given their minor nature and scale of site allowing for masterplanning around their presence.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible 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	1. Will it help protect and improve biodiversity and avoid harm to protected	Development of the site could potentially threaten some forms of biodiversity and risk harm to protected species. Whilst no statutory or non-statutory ecological assets are present within the site's boundaries, habitats such as hedgerows, trees and ponds help to support a diverse range of wildlife. A	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.	species?	<p>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.</p> <p>Despite this, the scale of development and the large area covered does offer some prospect that biodiversity can be improved at targeted locations around the site, particularly in light of requirements around BNG. The size of the site is such that it is considered likely that 10% net gain could be achieved on site. This gain would still be at the expense of existing established habitats so does not neutralise the negative effect entirely, but it does minimise it.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	2. Will it allow for biodiversity net gains?	It is likely that the site itself would be able to accommodate net gain as required under BNG regulations (as opposed to off-site) given its scale and range of opportunities within and around it. The positive effect on this criteria question is limited by the uncertainty around protection and loss of existing mature habitats which will be put at risk from development.	Neutral 0	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity</p>	3. Will it conserve and enhance the geological	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,	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.	environment?	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.		
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 itself does not display any extensive areas of woodland cover and any resulting need for its management. Trees are evident along some of the boundary, as well as some internal areas as a result of the previous golf course use and design. A general absence of significant woodland cover means that development would not result in the loss of coverage across the site; however, the potential for hedgerow trees to be removed to accommodate a new development would have a negative impact, as would the potential loss of trees internal to the site relating to the golf course design. Compensatory net gain could involve tree planting to improve the overall number of trees, but details around this mitigation measure are currently unplanned/unknown, notwithstanding the requirements of BNG which will need to be adhered to.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	5. Will it provide new open space or green space?	Development of this scale would be expected to provide open/ green space. Provision would be required to support resident's informal leisure and recreational activities whilst the incorporation of green space would contribute towards a 'greening' of the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.		site and offer scope for the creation of biodiversity. This would also benefit a high quality urban realm.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create new areas of open space but could not be seen to improve existing open space.	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?	A development of the scale possible at this site presents an opportunity to incorporate substantial elements of new and/or improved blue and green infrastructure such through integration of BNG with the existing minor waterways and PROW which cross the site.	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 currently falls within Trent Valley Washlands character area and Lowland Village Farmlands type. Given its use predominantly as a golf course, it does not exert strong natural characteristics of the prescribed landscape but clearly does not oppose it either. Conversely, development of this greenfield land for housing at this scale in what is effectively an isolated location away from existing built development would have a general negative effect on the feel of landscape character in the area.	Major negative -2	Major negative -7

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>In view of considerations at 14(1), development of this site would have a notable effect on landscape character and, as part of this, visual amenity of the wider area however the scale of the site allows for some mitigation of effects on visual amenity through appropriate landscaping.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>This site would not directly adjoin any existing settlement and would effectively result in a new settlement in the countryside. The current distinctiveness of this area is marked by its landscape character which, as considered at 14(1) would be impacted upon negatively.</p>	<p>Major negative -2</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>Development of the site will be of detriment to the interrelationship between the landscape and the nearest built environment as there will be a gap retained between Risley and the site providing a lack of continuity. As an isolated site it is likely to fail to subtly integrate with its surroundings – both in relation to the nearest built environment and wider landscape and certainly in terms of the relationship between the two.</p>	<p>Major negative -2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>No statutory or non-statutory heritage assets are located nearby to the site. As a result, development would not be likely to have any impact on even the closest heritage asset. Any future development would not therefore play any role in conserving and enhancing the historic environment.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>As an isolated site it is likely to fail to subtly integrate with its surroundings – both in relation to the nearest built environment and wider landscape and certainly in terms of the relationship between the two. The site is likely to fail to respect, maintain or strengthen landscape character for reasons given above and equally is isolated from any existing settlement so will not contribute to these actions in relation to townscape character either.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to</p>	<p>An enlarged population at the site offers opportunities for new residents to better access and understand local heritage. This could be achieved through the creation of digital material that every household would have access to. Nearby heritage includes assets within Risley and establishing legible connections to the public rights of way that depart this site and permeate the Borough's countryside enables access</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	participate in cultural activities?	to these, and other, heritage assets and 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?	Similarly to 15(3) above, the site can play a limited role in improving access and enjoyment of the historic environment further afield. Development could bring better, more legible green links with the surrounding areas – allowing improved access to the rural network of public rights of way and existing green infrastructure corridors. However, the distance between the site and the main trails, which link to historic assets, mean that improvements are limited in scope.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site 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 mainly 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 likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate 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.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>3. Will it result in additional waste?</p>	<p>Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic and non-domestic buildings given the scale of new development possible.</p>	<p>Major negative -2</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>4. Will it reduce hazardous waste?</p>	<p>Development of this site would not be expected to have any impact on the production of hazardous waste locally.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding</p>	<p>5. Will it protect the best and most versatile (BMV)</p>	<p>The site spans average (Grade 3) quality farmland as assessed and presented by the agricultural land classification. This means any development would not impact on the loss of the best and most versatile agricultural land.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minerals and waste.	agricultural land?			
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. Whilst green spaces would be incorporated into a development, it would not mitigate against a substantial loss of greenfield land.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site is not located within any identified Coal Authority Zones, therefore no impact on mineral resources is expected.	Neutral 0	

Site: CSR-0033 Alfreton Road, Little Eaton

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 24 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.	Neutral 0	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	
1. Housing To ensure that the housing	4. Will it reduce the number of	The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose'	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	unfit/vacant homes?	homes. However vacant and derelict dwellings are present on site and therefore at a localised level there would be a clear positive effect on this criteria question through site redevelopment.	+1	
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 Little Eaton. Given its location within the centre of Little Eaton, the site is particularly well placed for new residents to make use of existing infrastructure rather than require a host of new infrastructure.	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 effect on this criteria question given the limited scale of development.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		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.		
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Development of the site would not lead to a loss in any existing rural productivity given that it is located centrally within a settlement and is vacant and derelict. 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.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and Innovation To provide the physical conditions for a high quality	2. Will it provide business/university clusters?	Development on the site would not be of a scale or type to provide for business or university clusters.	Neutral 0	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
technologies.				
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?	<p>Development of this site would result in additional population that would be reliant on the use of existing nearby facilities. The nearest local and city centre are not in especially close proximity; however the site is within Little Eaton which is considered a key settlement providing a wide range of retail and service facilities within it – these facts have influenced the current policy desire to allocate Village Centre status to its central core. Maintaining the vitality and viability of settlement centres such as Little Eaton which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it.</p> <p>Conversely, and for the avoidance of doubt, such an effect would be less pronounced for sites adjacent to or within much smaller settlements which do not have a significant retail or service centre to sustain.</p>	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?	As a result of the site being located adjacent to the centre of Little Eaton where facilities and services are located, an increased proportion of the population within the plan area will be able to reasonably access such facilities through active means (walking and cycling) thus promoting healthier lifestyles. It is unlikely the site is of a	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		scale to provide its own green spaces network.		
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 to the site are within Little Eaton therefore development of the site would increase the proportion of the borough's population with good access to existing facilities.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	Whilst the site is within close proximity of green and blue infrastructure assets and opportunities (such as the Bottle Brook), this would not constitute increasing opportunities for physical activity beyond current levels. Given the sites location and private ownership, its development would equally not take away any opportunities such as in relation to wider countryside access for existing residents but given its limited scale, new green or open spaces are unlikely to be provided.	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?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.		
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 site will not provide new food growing opportunities and, equally, its development would not result in a loss of existing food growing opportunities.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although small scale, the sites redevelopment would see the replacement of existing vacant and derelict land and buildings with new dwellings. Incidence and fear of crime associated with the existing derelict buildings would therefore be resolved and on balance this results in a positive effect.	Minor positive +1	Major positive +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?	Given that safety and security of the built environment is an existing concern for the site (given its condition), its redevelopment would contribute positively.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve	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 within Little Eaton means that existing assets in the locality	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
social inclusion and to close the gap between the most deprived areas within the plan area.		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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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?	Delivery of this site would result in a modest increase in population within the centre of Little Eaton. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	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.	3. Will it increase the number of facilities e.g. shops, community centres?	The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	

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 Little Eaton. 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 – though given the scale this would likely be minor. Given the sites central location within Little Eaton, it is likely the new population will be able to access services and facilities through sustainable means of travel rather than relying solely on use of the private car.	Neutral 0	Minor positive +1
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs	2. Will it help to develop a transport network that minimises the impact on the	The site's central location within a settlement which provides a good range of services and facilities means many journeys carried out by the new population could be undertaken through sustainable means, to the benefit of the environment. The site is unlikely to be responsible	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and services for all and to improve travel choice and accessibility.	environment?	for delivery of specific transport enhancements.		
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 centrally within Little Eaton would enable access to existing facilities within Little Eaton through sustainable forms of travel. Derby City would most likely be accessed by car however the position of the site adjacent to the retail, services and facilities of Little Eaton helps to neutralise this effect, particularly when taking account of the very limited scale of development proposed. Effectively the offer within Little Eaton would so close to the site that it is likely to tip the new population in favour of utilising its facilities rather than travelling out via car.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. However, due to the sites location centrally within Little Eaton as well as nearby to the Derby conurbation and related facilities, development of the site would result in an increased proportion of the Borough's population able to access facilities provided by existing settlements.	Minor positive +1	
9. Brownfield Land To make efficient use of brownfield land and	1. Will it make efficient use of brownfield land?	A site is both brownfield and greenfield in nature. As a result, development of the site would in part make efficient use of brownfield land but this is	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
recognise biodiversity value where appropriate.		offset but the equivalent use of greenfield land.		
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 however the sites development could retain assets such as hedgerows and trees as much of the site is vacant of these features where they are primarily located at external boundaries. Derelict buildings on site may contain habitats suitable for bats, and a thorough assessment of biodiversity value would need to be carried out to ensure appropriate mitigation. Notwithstanding the benefit of BNG requirements, the presence of buildings with potential special habitats associated neutralises the positive effect from net gain in terms of an assessment of the risk to existing biodiversity through the sites redevelopment.	Neutral 0	
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 on this site would inevitably result in additional energy use owing to the land's current vacant and derelict condition. Provision of 24 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>Homes that might potentially be 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 new homes at this location would give rise to a notable number 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.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>Given the existing vacant status of the land, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (24 dwellings) severely limits the extent of this effect though it is still a negative one.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>Whilst development will be required to mitigate flood risk, the fact that the site falls entirely within Flood Zone 2 and Flood Zone 3 to a small extent does highlight an additional sustainability risk in terms of flood management as opposed to land which does not fall within zones of risk.</p>	<p>Major negative -2</p>	<p>Major negative -5</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. There is potential to negatively impact the small watercourse (Bottle Brook) that runs along the eastern boundary of the site as a result of development however.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 24 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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	There is a small watercourse (Bottle Brook) which passes along the eastern boundary of the site. Any risk of deterioration to the framework or this watercourse could likely be mitigated in the early stages of masterplanning and design however it remains a risk in particular because of the limited	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	potential of on-site watercourses?	scope of options available around masterplanning given the limited scale of site.		
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 entire site is subject to inclusion within SPZ Zone 3 – Total Catchment. This zone is defined as the total area needed to support the abstraction or discharge from the protected groundwater source. Care will need to be taken in the event of the site’s development to not disturb subterranean ground conditions or alter the natural drainage flows and movement of water. Whilst it is unlikely harm would occur to a SPZ, the impact that development might have on groundwater flows is sufficient to indicate a negative risk in sustainability terms.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Primary hedgerows are located around the external boundary of the site and could be retained. However, the presence of the Bottle Brook and derelict buildings on site in combination do present a sustainability risk albeit the requirements around BNG limits any negative	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		effect on this criteria question with regards to this site specifically.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result in more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	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.	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	4. Will it maintain and enhance woodland cover and	Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along external site boundaries which could be retained. Ultimately though, there is the risk that some trees will be	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.	management?	lost to development when compared with leaving the site in its current state and important to note is the presence of TPOs on site.		
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?	With the site relatively small at only 1.2 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale. The unique central location of this site amongst existing built form does highlight the potential detriment caused through loss of the natural green spaces which form part of the site (albeit not all publicly accessible) and this does have an effect on this criteria question.	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.	6. Will it improve the quality of existing open space?	There is no open space situated within the site's publicly accessible extent. Even the PROW which crosses the site is surrounded by vacant buildings which means there is an absence of any general sense of openness. development would not have any impact or effect in enhancing the quality of existing open space.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	7. Will it encourage and protect or	There a number of green and blue infrastructure assets within the wider area, including in relation to the Derwent. However, assets immediately	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	improve Green and/or Blue Infrastructure networks?	relating to the site are limited to a PROW which crosses the site and whilst this could be retained it does not directly relate to an established GI network. The Bottle Brook has the potential to form part of a future BI asset, however it is unlikely to be as a result of this site given its limited scale and subsequent restraint on viability.		
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?	Although the site falls within the wider Derbyshire Peak Fringe and Lower Derwent character area, and specifically the Wooded Slope and Valleys type by virtue of its location within Little Eaton, its central location surrounded by built form means in reality it does not contribute to this designation or the character it describes. In essence therefore, building on this land does respect and preserve the identified landscape character albeit to a minor extent.	Minor positive +1	Major positive +2
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Subject to appropriate design, this site has the potential to improve visual amenity in some respects – such as through the re-purposing and regeneration or replacement of disused buildings currently on site. However, the site also provides some natural green space in the centre of an otherwise built up area which highlights green aspects of the site as a potential prominent loss to the locality. This fact rebuts any potential for benefit in terms of visual amenity.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>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 townscape distinctiveness. However, being centrally located within Little Eaton, it has the potential to reflect and enhance the existing townscape character strongly and will not have the added complexity of adjacent natural landscape to interact with. Adjacency to the Conservation Area will need to be carefully considered in this respect and this factor limits the positive impact.</p>	<p>Minor positive +1</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>This site will not contribute to conserving or enhancing any interrelationship between the landscape and built environment due to its location centrally within the built extent of Little Eaton.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets</p>	<p>The site is adjacent to the Little Eaton Conservation Area and Mill Green Cottages and Outbuildings are identified as local interest and contained within the site. Other assets are nearby. Whilst effects from development can be mitigated and this will be dependent on design and layout of eventual proposals, redevelopment of the site does ultimately present a new risk to</p>	<p>Minor negative -1</p>	<p>Major positive +2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	and their settings?	these assets given their geographical relationship to the site (being within or directly adjacent) that will need to be overcome.		
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?	Being centrally located within Little Eaton, it has the potential to reflect and enhance the existing townscape character strongly and will not have the added complexity of adjacent natural landscape to interact with. Adjacency to the Conservation Area and proximity to other assets will need to be carefully considered in this respect and this factor limits the positive impact.	Minor positive +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 particularly given its adjacency to Little Eaton Conservation Area and proximity to other assets including Listed Buildings. Its central location also lends itself closely to encouraging any new population to engage with local cultural activities available within Little Eaton.	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?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage particularly given its adjacency to Little Eaton Conservation Area and proximity to other assets. In particular in access terms, any new population will be able to	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		access and enjoy the local historic environment without use of the private car.		
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 consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Minor negative -1	Major negative -2
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 land is classified as Grade 4 in agricultural land classification (ALC) terms and as a result redevelopment of the site would not result in the loss of BMV land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	The site is both brownfield and greenfield in nature. As a result, its redevelopment would make use of some brownfield land for housing which otherwise might be required to locate on additional greenfield land. Ultimately though the site does also contain greenfield land, and this nullifies any potential positive effect as a result.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the	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	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.		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.		

Site: CSR-0035 West of Borrowash

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 280 dwellings would be expected to demonstrate an effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the larger scale of proposed development at this location.</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough, but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which, due to its undeveloped status, does not contain any existing unfit or vacant dwellings, does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. This results in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it, such as suitable and safe forms of vehicular access to link it to the local road network, the provision of any additional standalone items of infrastructure such as education (except for contributions for additional school places) or retail facilities is unlikely due to the size of site at 280 homes. Notwithstanding, any future development would still be required to make contributions to existing facilities where necessary, but new residents would ultimately be reliant on the existing infrastructure provision, mainly within Borrowash, but also accessible with relative ease in Spondon and Derby City, rather than any enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment</p>	<p>1. Will it improve the</p>	<p>The site is not of a scale that would provide for land or uses that might improve the diversity and quality</p>	<p>Minor positive</p>	<p>Minor positive</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.	diversity and quality of jobs?	of jobs in the long-term. Notwithstanding this, construction activity associated with the site's implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development and period of time the site would be under construction.	+1	+1
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 the site's implementation would result in a short-term stimulus to employment opportunities locally in the construction and building sector. But this would be unlikely to result in strong effect on this criteria question over the long-term covering the plan period.	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(1) & 2(2), however such opportunities are unlikely to benefit rural productivity specifically. Whilst the site has historically fell under an agricultural use, mapping of Agricultural Land Classification shows land here assessed as Grade 3 and is not adjacent to higher grades. Given the limited quality of the land, in the context of short term provision of jobs in construction, the impact on this criteria question is	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		neutral.		
<p>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.</p>	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. It has been promoted only for potential residential use. Notwithstanding, the site is somewhat distant from other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs given the direct proximity to a large, predominantly residential settlement within Borrowash.	Neutral 0	Neutral 0
<p>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.</p>	2. Will it provide business/university clusters?	Potential development on the site would not be of a suitable scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses. It has also been promoted only for residential uses.	Neutral 0	
<p>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.</p>	3. Will it create jobs in high knowledge sectors?	The site would not be of a scale in size to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater, yet still relatively modest, opportunity to live and work within the plan area as a result of a boost in the supply of new dwellings that development at this location would bring. The link between attracting graduates specifically and provision of new dwellings on this site however is weak.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>The site is located only 400m west of Borrowash Local Centre, allowing excellent access to a relatively good range of services, facilities and shops. The potential development of 280 units at this location will provide a significant boost to the Local Centre's retail catchment, with shops and facilities expected to be relied upon for day-to-day convenience items and localised services from an enlarged population. Potential development would make a significant contribution to the vitality of Borrowash Local Centre.</p>	<p>Major positive +2</p>	<p>Major positive +2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The site displays a reasonably good level of connectivity to nearby recreational trails and formal leisure facilities. However, access to the formal Green and Blue Infrastructure network which exists within the Borough is fairly indirect and requires travel to reach, and to benefit from it. The site is only 300m north from the route of the former Derby & Sandiacre Canal, which is now a multi-user recreational trail spanning the entirety of the south of the Borough, with onward off-road/non-motorised connections to a number of villages and towns. Beyond the former Canal is the River Derwent, providing access to the centre of Derby. Formal sporting and leisure facilities are also accessible, with frequent public transport services (bus) operating along the A6005 and B5010, enabling access to West Park and Sandiacre Friesland Leisure Centres.</p> <p>Information supplied by the site promoter also shows generous open space provided as part of proposals for the site's potential development. In combination with the details above, this confirms the site's ability to provide its own green space network, assets within a walkable distance or accessible by public transport. This provides potential residents with scope to fulfil an active lifestyle that would lead to better general health outcomes.</p>	<p>Major positive +2</p>	<p>Major positive +7</p>

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.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the site's possible development as there is no evidence suggesting new facilities are required, despite an indicative masterplan making provision for a new medical centre. The site adjoins a medical centre located on Derby Road (A6005), enabling potential future residents the opportunity to live in extremely close proximity to localised health facilities.	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?	Yes. The commentary set out at 5(1) clearly indicates that opportunities ranging from site-based to those which can be accessed easily by public transport are readily available to those who may live at this location in the future.	Major positive +2	
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?	As discussed at 5(1), a significant amount of open/green space is made provision for in the west of the site as per the site promoter's indicative masterplan showing its potential layout. The scale of new open and green space will result in widespread benefits not just to the site's inhabitants, but also to people locally.	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?	Given its agricultural use (Grade 3 land (Moderate to Good) in its quality), development would see active farmland lost and as a result, impact negatively on improving access to local food growing opportunities. There may be scope to identify a retained smaller area of land as part of the wider site which can	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		maintain local crop/food growing. However, the indicative masterplan supplied to promote potential development does not make provision for such use. The scale of agricultural loss, albeit involving average quality farmland, with up to 24ha of farmland lost, justifies the anticipated effect.		
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 construction of 280 homes at this location would result in the urbanising of currently private greenfield land in agricultural use, giving rise to the heightened convergence of additional population from within the wider locality. As a result, incidences of crime typically associated with property and motor vehicles are very likely to increase from a zero baseline - even if only to a minor extent. This would also likely heighten the fear of crime in the wider locality. The opportunity to reduce incidences and fear of <i>rural</i> crime through the site's potential development 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 developed has little within it that would contribute to it being considered as 'built environment', with it located within a partly built-up setting on the edge of Borrowwash. Consequently, safety and security of the built environment is not an existing concern, with the site's development likely to result in an expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design & landscaping of a	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		scheme, it would not be able to alleviate all concern and as such, delivery of the site would result in a net increase in the potential for safety and security issues relating to the built environment when compared with the existing character of the land.		
<p>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.</p>	1. Will it protect and enhance existing cultural assets?	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, the associated increase in the local population in close vicinity to the Derby built-up area west of this site means that existing assets in the locality (in Borrowash and a more detailed network present throughout Derby) are likely to be further supported, with prospects for protection enhanced.</p> <p>Development of the site by itself could not justify the enhancement of existing cultural assets, although the impact of a development of this scale and how it would increase the population may lead to greater interaction with local culture and assets. This could provide some, albeit modest, impetus for investment to enhance assets.</p>	Minor positive +1	Minor positive +1
<p>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</p>	2. Will it improve access to, encourage engagement with and residents' satisfaction in	Delivery of this site would result in a notable increase in Borrowash's population close by to the Derby urban area. This will increase the proportion of the overall plan area's population able to access and engage with community activities at local facilities – although it must be recognised that community activities are likely to be more plentiful in scale and range in nearby Derby than the current	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
plan area.	community activities?	<p>offer which exists within Borrowwash owing to the marked difference in populations.</p> <p>The indicative masterplan supplied by the site promoter suggests the sizeable provision of formal and informal open/green space. This may be able to host and accommodate community activities. However, the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and unknown.</p>		
<p>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.</p>	3. Will it increase the number of facilities e.g. shops, community centres?	<p>It is unlikely that the site's potential development at 280 homes would lead to the creation of brand new facilities in nearby centres – in this instance the Local Centre at Borrowwash. Whilst not in all likelihood contributing to an increase in the number and range of facilities within the existing Local Centre, development of 280 homes and the resulting population at this location would also not result in the loss of facilities either. In reality, new inhabitants at the proposed development site would make a notable contribution in helping to sustain the continued availability of local facilities throughout the village, and the vitality of the Local Centre as a whole – a scenario referred to at 4(1).</p>	Neutral 0	
<p>7. Social Inclusion To promote and support the development and growth of</p>	4. Will it provide for the educational	<p>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</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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?	educational 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?	The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in the south-west of the Borough. At 280 homes, it is not thought that the site at this scale would be large enough to adequately support major enhancements to the current road or public transport network. An indicative masterplan indicates a single vehicular access serving the site with a junction with Derby Road (A6005). Traffic leaving the site would route east or west along Derby Road. Traffic modelling carried out for the Council indicates that junctions in both directions (west towards Spondon and east towards Long Eaton/M1) are operating in excess of 100% during both morning and evening peaks. This suggests mitigation may be necessary to ensure the maintenance of a safe and functional highway network – particularly through the addition of a sizeable number of trips from this site. The site would benefit from a high quality public transport corridor passing adjacent to its southern boundary. The i4, Indigo and 9A services together see buses serve the site between every 5 and 12 minutes	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		throughout the day. The scale of development is unlikely to result in a greater frequency of services than what already exists, but any potential development here would make strong use of the current transport infrastructure. One negative is that the lack of dedicated on-road bus lanes means public transport needs to share the same road space as private motor vehicles, lessening its effectiveness at peak times.		
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?	As considered at 8(1), the site is well placed to capitalise on a busy public transport corridor along the A6005 which ultimately links the cities of Nottingham and Derby at each end of the road. The development itself would be expected to integrate into the existing transport network and isn't of a scale which could justify (through cost) the construction of new access or relief roads. In combination with other potential developments along the A6005 corridor, there could be potential to work with public transport providers to add capacity to stock or service frequencies, although that is beyond the remit of considering the effects from this individual site. However, the site's location on several high-frequency bus routes does demonstrate some scope to consider how public transport could play a greater role in offsetting private car trips.	Neutral 0	
8. Transport To make efficient use of the	3. Will it reduce journeys	The reasons explained above at 8(2) and 8(3) help to demonstrate the site's locational benefits in	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	undertaken by private car by encouraging alternative modes of transport?	<p>relation to public transport, and the opportunities presented to enable future residents of the site to access bus services which allows access to nearby large towns and cities. Any future development will not reduce journeys undertaken by the car, and the likelihood is journeys will increase as a result of 280 additional homes. The proximity to frequent bus services offsets the sustainability impacts somewhat, as does the relatively easy access to the off-road multi-user trail at the former Derby & Sandiacre Canal offering opportunities to walk and cycle in non-vehicular environments.</p> <p>Whilst the use of this infrastructure cannot be forced upon any individual household, its availability is of benefit and allows for the opportunity to reduce increases in the use of the private car.</p>	-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?	<p>The potential development of the site has scope to increase accessibility to services and facilities by virtue of its location which has been described elsewhere in this section of the assessment. Collectively, access to a Local Centre at Borrowash by foot, a Town Centre at Long Eaton by bus, cycle and foot, and likewise for Derby, suggests that development could increase accessibility to services and facilities – although the development by itself would not be expected to deliver new services and facilities offsetting the positive score assessed to this question.</p>	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land.	Major negative -2	Neutral 0
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 site historically in an agricultural use, its biodiversity levels within the site's boundaries will largely be basic and limited as a consequence of agricultural practices over several decades. The site has no statutory or non-statutory wildlife designations either on or immediately off-site. However, there will still be some biodiversity supported by the site, not least the rows of internal vegetation positioned within the east of the site. This is supplemented by the presence of a dense tree belt and unnamed watercourse which forms the site's western boundary (also the Borough boundary with Derby City) and extends across land between the A6005 and A52. It would be expected that enclosing boundary features would be retained in the event of future development, and the requirements of Biodiversity Net Gain would see a 10% overall level of enhancement implemented. Given the vast site area and plans to utilise a sizeable amount of land for parkland with several ponds, it is expected	Major positive +2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		BNG will be incorporated on-site, proving a major sustainability benefit from the 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?	Development of this site would inevitably result in additional energy use owing to the land's current greenfield, undeveloped status. Potential provision of 280 new homes would see a modest increase in energy usage and demand from the grid at a local level. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an 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 in line with current building regulation requirements would make a small, positive contribution to the energy efficiency of domestic building stock within the plan area.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites of this scale have the potential to support the generation and use of renewable energy, it will be for masterplanning of the site to a level more detailed than the information supplied to date, 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 energy through measures such as solar panels mounted on the roofs of new properties that can supply energy back to networks.		
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?	Developments of this scale do offer greater opportunity to explore the practicalities of introducing community energy systems. 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?	All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest degree in adding housing stock in the Borough better equipped to adapt to changing climatic conditions.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land-use of the site classified as a greenfield location, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The scale of the site at 280 dwellings moderates the impact of such increases – as well as the site’s close relationship with the built-up environment on the fringes of Borrowash (and Spondon just west), which sees a sizeable number	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of other domestic properties generating small levels of pollution. Should new homes be built at this site, building regulations would influence higher levels of efficiency than the overriding majority of existing surrounding housing stock. Notwithstanding, the altered conditions away from the current baseline which sees the land in an agricultural use still results in a negative impact.		
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 entirety of the 24.1ha site is located within the Environment Agency's Flood Zone 1. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around nearby watercourses. This could impact upon a minor, unnamed stream which follows the site's western boundary – although this isn't a statutory main river. An indicative masterplan supplied by the site promoter shows several small ponds provided on-site, a sustainable urban drainage measure which would help to counteract the reduced absorption of the ground after development.	Minor positive +1	Neutral 0
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. As referred to in 12(1), the site bounds an unnamed tributary of the River Derwent, so care would need to be taken regarding controlling surface run-off from	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.		the development into these watercourses. However, built development as shown by an indicative masterplan supplied by the promoter is orientated to the east of the site which would lessen the level of risk here. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the movement of water, although as 12(1) discusses, the provision of on-site ponds can also positively contribute to this process – but water quality is not unlikely to be improved by a potential development.		
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 site is unlikely to assist with the conservation of water given the demand arising from each of the 280 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources.	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?	The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>As discussed at 12(1) and 12(2), the presence of an adjacent unnamed watercourse requires care to be taken in ensuring no discharges pass between the site and the watercourse. Notwithstanding this, it is unlikely that any development would be granted approval which didn't make sufficient provisions for the control of discharge into a neighbouring watercourse to risk worsening WFD status. As referred to in 12(4), the likely location of development within the site provides a sufficient standoff as to not to be a concern in this instance.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>Further to the information presented at 9(2), the site itself does not host any formal statutory or non-statutory biodiversity assets. However, the site has not been surveyed for the purposes of SA assessment, so it is possible that the land and enclosing boundaries around its periphery may in all likelihood support low-level biodiversity. The presence of protected species is therefore unknown, but with no recognised wildlife sites within or adjacent to the site's boundaries, the assessment of</p>	<p>Neutral 0</p>	<p>Major positive +5</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the site considers this a low probability. The shift from agricultural land to in part, a significant area of parkland, has strong potential to improve biodiversity in line with BNG requirements – avoiding harm to protected species through the creation of suitable habitats across a wide area.		
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?	Yes. Potential development of sites such as this can help to deliver biodiversity net gain, with more flexibility available as a result of the space larger sites have to create the habitats necessary to support species. Even allowing for this, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be made on-site. That being said, on-site gains would result in more significant localised benefits in sustainability terms and with the site 24.1ha in size and an indicative masterplan suggesting approximately half the land would be provided as parkland, it is thought that any development at this location could comfortably accommodate new habitat(s) which deliver net gains in biodiversity, and also create new ecological networks within the wider site.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	3. Will it conserve and enhance the geological	Potential 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,	Neutral 0	

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.	environment?	remediation works, laying out of highways etc.). However, no Regionally Important Geomorphological Site designation is present within the site's boundaries and the scale and consistent topography of the site is such that effects would be modest at most.		
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?	Potential development of the site, as presented by a masterplan submitted by the site promoter, illustrates the planting of a sizeable amount of new vegetation (including trees) as part of parkland in addition to the retained mature vegetation that exists in the east of the site. This could potentially see a substantial greening of the site, which in time and with an appropriate management plan, could see a notable increase in woodland cover.	Major positive +2	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	Similarly to the commentary concerning woodland in 13(4), generous provision for new parkland (inc. green space) has been made by the site promoter in respect of the site. The scale of which is likely to be comfortably in excess of the needs for the site alone, demonstrating benefits to a much wider section of the local community.	Major positive +2	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	6. Will it improve the quality of existing open space?	With the quantum of open space (as part of wider parkland) proposed at the site, it is thought unlikely that there would be a need or any planning-based requirement to improve the quality of other existing areas of open space throughout the local area, and	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.		within Borrowwash as a whole.		
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 relatively distant from the formal Green and Blue Infrastructure networks in the Borough identified by the draft CSR plan, so the potential development of the site would have a negligible impact on the protection or improvement of networks. Non-strategic parts of the network, such as the River Derwent, former Derby and Sandiacre Canal multi-user trail to the south of Borrowwash and the network of Public Rights of Way (PRoW) which link Borrowwash to nearby settlements, are likely to see increased walking and cycling activity should development occur at the site. However, even at 280 homes, it is not thought this site in isolation would represent a scale that would justify the improvement of these parts of the G&BI network – although the additional activity will be of benefit.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays limited conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. Due to the influence of surrounding land-uses, land here displays few characteristics which help to associate it to the defining landscape features common to the landscape area and type.	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>The narrow band of open land between the built-up edge of Borrowwash and the Asterdale Sports Ground to the east and west respectively sees the site heavily influenced by urban development. This is compounded by the busy adjoining A52 dual carriageway immediately north of the site. As such, a development of sizeable scale (at 280 homes) across a large area of 24.1ha has the opportunity to effectively create its own character in-between the neighbouring urbanising features described. With the site essentially being edge-of-urban, then its potential development – particularly with a substantial area provided as parkland, would not be in conflict with the landscape character evident across the land here.</p>		
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>Further to 14(1), despite the land largely falling within an agricultural use, its assessment as lowland village farmland is somewhat undermined by neighbouring urbanising developments or features to all sides. Potential development, if delivered broadly in line with an indicative masterplan supplied by the site promoter, keeps built development aligned to the eastern side of the site, close to the Local Centre at Borrowwash – with new parkland set within the west of the site. Given the commentary at 14(1), a potential development at this location would not have a detrimental impact on visual amenity.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>With the site located between Borrowash, the Asterdale Sports Complex, A52 and A6005 Derby Road, the local distinctive is largely varied as a result of different land-uses which bound the site to all sides. Potential development could use this as an opportunity to provide more cohesion between surrounding uses, to create a development which helps establish its own identity amongst a piecemeal townscape – particularly in the absence of any strong, discernible character evident along the western fringe of Borrowash’s built-up area. Potential development would therefore create its own distinctiveness rather than maintain or enhance the current local distinctiveness.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>As discussed throughout 14, the varied landscape which surrounds the site creates a fragmented and disjointed interrelationship around the fringes of the current farmland. Potential development has an opportunity to establish a more cohesive relationship, with the provided site masterplan showing this to a minor degree. The lack of any strong landscape, or even sense of rurality throughout the land, means development would have an opportunity to form a stronger relationship to its immediate surrounds.</p>	<p>Minor positive +1</p>	
<p>15. Heritage To conserve the area’s heritage and provide better</p>	<p>1. Will it conserve and enhance the</p>	<p>Assessment of the site shows two non-statutory heritage assets in the immediate vicinity of the site identified, one at Borrowash House on the south side</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
opportunities for people to enjoy culture and heritage.	historic environment, designated and non-designated heritage assets and their settings?	of Derby Road A6005 and Curzon House on Victoria Avenue. These are joined by a statutory designation of the Grade II Listed Ivy House, also situated on Derby Road. All three of these assets are at reasonable distances away from the site under assessment, with either buildings or road between them and the site's boundary. No area-based (i.e. Conservation Areas) heritage assets are within close proximity to the site, ensuring that development is able to demonstrate no harm to the settings of any of the three individual assets.		
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 the commentary presented between 14(1) and 14(4), the site would have negligible impact on existing landscape character given its siting and extent. With the site displaying minor prominence in general, sitting in-between major roads, a sports complex and built-up areas, its influence on a local character and distinctiveness which is relatively devoid of heritage assets is largely minor, with any potential development thought able to demonstrate that it would not prove detrimental to this objective.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage	An enlarged population at the site offers opportunities for new inhabitants to better access and understand local heritage – despite only a small number of assets in close proximity to the site (Borrowash is one of the only village settlements in the Borough without a Conservation Area). This could be achieved through the creation of digital	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	and to participate in cultural activities?	materials that every household would have access to in order to learn more about local heritage present in the wider locality. Borrowwash has a reasonable range of cultural activities owing to it being one of the largest village settlements in Erewash, but the site would also be in close proximity to the A6005 and a frequent bus service linking Nottingham and Derby – this would enable good access to a more comprehensive network of cultural activities and assets.		
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?	Any future development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus, access) through nearby Conservation Areas in Breaston, Ockbrook and Draycott, the lack of immediate assets within the historic environment around the site should see traffic reduce to an acceptable level upon reaching the names villages with Conservation Areas. As discussed in 15(3), the relative absence of heritage assets around the site leaves little identifiable impact in respect to this objective.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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?	The potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site at around 280 homes would help to minimise the volume of raw materials used.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations 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	3. Will it result in additional waste?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 280 domestic properties on an ongoing basis.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	4. Will it reduce hazardous waste?	Development of this site and type would not be expected to have any level of 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 is classified as Grade 3 land (Good to Moderate) by Agricultural Land Classification mapping. A split of Grade 3 in Grades 3a and 3b is not possible due to the absence of more detailed mapping. This results in an unknown status as to whether the farmland is best and most versatile, although the land is distant to other BMV land nearby indicating that the approx. The site is moderate in its quality. Therefore, it is unlikely that development would adversely affect BMV should it occur.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. Whilst green spaces and parkland are shown to be made provision for as part of a potential future development, it would not mitigate against a substantial loss of greenfield land.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the	7. Will it sterilise mineral	The site sits outside the most acute and sensitive Coal Mining Reporting Areas monitored by the Coal Authority and development at this location would	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.	resources?	require no specific advice over ground stability. 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.		

Site: CSR-0037 Land at Lees Brook Academy, Chaddesden, Derby

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 200 dwellings would be expected to demonstrate an effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the larger scale of proposed development at this location.</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough, but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which, due to its undeveloped status, does not contain any existing unfit or vacant dwellings, does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. This results in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure ?</p>	<p>Whilst the site would provide direct infrastructure required to service it, such as suitable and safe forms of vehicular access to link it to the local road network, the provision of any additional standalone items of infrastructure such as education (except for contributions for additional school places) or retail facilities is unlikely due to the size of site at 200 homes. Notwithstanding, any future development would still be required to make contributions to existing facilities where necessary, but new residents would ultimately be reliant on the existing infrastructure provision within Chaddesden and Oakwood (both part of the Derby urban area) rather than any enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	

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 is not of a scale that would provide for land or uses that might improve the diversity and quality of jobs in the long-term. Notwithstanding this, construction activity associated with the site's implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development and period of time the site would be under construction.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However, construction activity associated with the site's implementation would result in a short-term stimulus to employment opportunities locally in the construction and building sector. But this would be unlikely to result in strong effect on this criteria question over the long-term covering the plan period.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	The site, consisting of surplus playing fields connected to Lees Brook Academy School, directly adjoins the Derby urban area. Resultingly, any link between a possible development of the site (which as promoted, only involves housing development) and rural productivity through employment opportunities is extremely unlikely to exist.	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.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale (or a suitable location) to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. Notwithstanding, the site is located away from other commercial/employment uses, heavily constraining the land's ability to provide new stock to support local business needs given the site is set within the wider campus of an Academy School.	Neutral 0	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.	2. Will it provide business/university clusters?	Potential development on the site would not be of a suitable scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses. It has also been promoted only for residential uses.	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 in size, or an appropriate location in an edge of urban environment, to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.	Neutral 0	
3. Economic Structure and Innovation	4. Will it encourage	The population in general – including graduates – would be afforded a greater, yet still relatively	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	graduates to live and work within the Plan area?	modest, opportunity to live and work within the plan area as a result of a boost in the supply of new dwellings that development at this location would bring. The link between attracting graduates specifically and provision of new dwellings on this site however is weak.		
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, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	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?	Potential development of this site would likely result in a modest increase in additional population in the vicinity of the nearby shopping centre's of Chaddesden and Oakwood who would be reliant on using already existing facilities for predominantly convenience/day-to-day goods. The land under assessment is distant to the Borough's network of shopping centres, so there would be no demonstrable linkage between a development at this site and the vitality of any shopping centre in Erewash. However, the additional population within the catchment of District Centre's at Chaddesden and Oakwood (and smaller Neighbourhood Centre's) would encourage a minor increase in the	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		vitality of these particular centre's due to the relatively short proximity in distance.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	<p>The site is somewhat limited in its connectivity to nearby recreational trails in which to exercise. Access to the formal Green and Blue Infrastructure network inside Erewash is fairly indirect and requires significant travel to both reach and benefit from it.</p> <p>The site's location, closer to facilities in the east of the Derby urban area (Oakwood, Chaddesden & Spondon) than to those in any Erewash centre, means that land here can benefit from green space assets such as Chaddesden Park, Oakwood Park and Chaddesden Wood – with formal leisure facilities relatively nearby at Springwood Leisure Centre. Whilst the site itself is not of a sufficiently large scale to provide its own green space network, assets within a walkable distance of the site (including a Public Right of Way/Bridleway from Morley Road out towards Locko Hall & Park to the east) do provide potential future residents with an opportunity to fulfil an active lifestyle that would lead to better general health outcomes.</p>	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health	Health facilities would not be expected to form part of the site's possible development as a result of its limited size, and therefore its potential development would not directly improve access to health	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	services?	services through standalone provision. Growth in the vicinity of Chaddesden and Oakwood would likely result in a need to strengthen healthcare facilities and infrastructure within those neighbourhoods due to the arising small increase in population. Healthcare facilities, in the form of Oakwood Surgery on Bishops Drive, may require infrastructure investment to care services to deliver any required enhancements to capacity – but a potential development would not by itself improve access to health services.		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	3. Will it increase the opportunities for recreational physical activity?	<p>As referenced at 5(1), the site’s relative isolation from formal, strategic-scale Green Infrastructure inside Erewash does mean sizeable travel would be necessary to access recreational assets which exist within the wider area. However, the presence of a nearby leisure centre within the Oakwood District Centre at Springwood does offer opportunities for those living at a potentially developed site to undertake in recreational physical activity. The many recreational physical facilities available at Chaddesden Park (children’s play & water play, BMX track, football pitches, Multi-User Games Area and Bowling Green) also offers opportunities to engage in recreational physical activities.</p> <p>However, the site itself would be unlikely to contribute to a network of new green or open</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		spaces to the extent that the assets would directly and tangibly increase opportunities for recreational physical activity for those living at a developed site – instead relying on nearby assets as outlined above for residents to benefit from.		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>Given the limited size of the site, the ability to provide new open space becomes more challenging owing to the need to incorporate sufficient homes to demonstrate development viability. Although amenity green space would be required as part of any development’s landscaping and design, this would likely be incidental in its type and scale, and would be unlikely to provide any demonstrable positive effect on this criteria question alone. The site current consists of disused and surplus school sports fields, although given their private status, development would not have any impact or effect in enhancing the quality of existing open space either. Potential for enhancing nearby open space is possible, but in relation to assets within the Chaddesden and Oakwood areas.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>5. Will it improve access to local food growing opportunities?</p>	<p>The site, as mentioned already, consists of surplus playing fields which have not been used for several years. With the site having not been in an agricultural use for several decades, no farmland supporting food growing opportunities will be lost in the event of any future development. Whilst no farmland will be lost, potential housing is unlikely to</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		improve access to local food growing opportunities.		
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>1. Will it reduce crime and the fear of crime?</p>	<p>the construction of approximately 200 dwellings at this location would result in the partial urbanising of currently private school playing fields. Development would see heightened convergence of visits from population within the wider locality. As a result, incidences of common forms of crime, typically associated with property and motor vehicles are very likely to increase from a zero baseline - even if only to a minor extent. This would also heighten the fear of crime in the wider locality.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The land upon which this site would be developed cannot be considered as 'built environment', despite forming a wider part of a school facility located inside the Derby urban area. Consequently, safety and security of the land is of lower existing concern with development of the site resulting in an expanded built environment on what is semi-urbanised land which is secured as part of the wider campus. Whilst new development would seek to address safety and security concerns in its design and landscaping, it would not be able to alleviate all concern. Therefore, the site's potential future development would result in a net increase in potential for safety and security issues relating to the built environment when compared with the existing character of the land and the area around part of the redundant school fields.</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. The associated increase in population nearby to the Derby urban conurbation means that existing assets in the locality are likely to be afforded greater support and, consequently, result in stronger protection. Development of the site would not directly lead to enhancement of existing assets, although an increase in the population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the modest number of homes - impetus for such enhancements.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of this site would result in a modest increase in the Borough's population, albeit more closely related to the Derby urban conurbation. This will increase, albeit marginally, the proportion of the overall plan area population able to access and engage with community activities at local facilities, although these benefits would be felt within a neighbouring local authority area as a result in a relatively good range of facilities accessible within Chaddesden and Oakwood District Centres.</p> <p>The site would be limited in its scale to justify providing additional standalone facilities in</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		isolation, and the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and therefore hard to quantify.		
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>A potential development of approximately 200 homes is unlikely to be of a scale that would result in a need for new facilities in nearby centres – in this instance, the District Centres at Chaddesden and Oakwood, both within Derby City. Whilst not contributing to an increase in the scale and range of facilities as a direct consequence of potential development, the construction of 200 homes and increased population living here would also not result in the loss of any facilities either. In reality, new residents would help to support the continued trading activities of existing retail facilities and community facilities within the wider neighbourhood - a scenario referred to at 4(1).</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure ?</p>	<p>The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in this part of the Borough which adjoins Derby City. Despite being promoted at 200 homes, it is not thought that the site would be large enough to adequately support major enhancements to the current road or public transport network – although an indicative site masterplan from the site promoter suggests vehicular access would link the site directly to Acorn Way which borders to the east. Traffic leaving the site would route to roundabouts at each end of Acorn Way. Traffic modelling carried out for the Council indicates the roundabout at the southern end of Acorn Way exceeds junction capacity during morning and afternoon peaks. To the north, the more adjacent roundabout has no capacity issues – although junctions beyond this in the direction of Kings Corner (morning only) and back towards Chaddesden (morning and afternoon) are both exceeding capacities at different times during the day. This suggests traffic generated by the site may worsen the assessed situation.</p> <p>For public transport, the site is around 600m from the nearest bus stop by following the Morley bridleway, which sees the hourly 32 bus route link Derby and Ilkeston. This route follows Morley</p>	<p>Minor negative -1</p>	<p>Major negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Road, which as described above, does see a number of busy junctions at various places along it. This might serve to limit the effectiveness of this element of transport infrastructure with buses sharing the same road space as cars, and being subject to the same delays at peak times.		
<p>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.</p>	2. Will it help to develop a transport network that minimises the impact on the environment?	As commentary describes above in 8(2), issues identified with the local road network in the vicinity of this site are unlikely to contribute towards the development of a transport network that minimises the impact on the environment. Whilst the site is within 600m of bus stops which are served by a route allowing passengers to access Derby and Ilkeston, junctions along that route are shown by traffic modelling to be operating either at or in excess of capacity. This neutralizes the effectiveness of public transport to offset the reliance of the private car. As a result, the desirability of bus as an alternative mode of travel is slightly diminished – seeing further car journeys and general reliance on the car impact on local junctions and sections of road. For the scale of development proposed (200 homes), this site could potentially worsen conditions. A range of local facilities can be accessed in Chaddesden (2.4km away) and Oakwood District Centre's (1.4km away) around - although this distance of walk, particularly to Chaddesden centre may be excessive for a large proportion of residents.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>As discussed by 8(2) and 8(3), this is unlikely given the restrictive environment that non-car modes of travel are subject to in the local area around the site. Additionally, all roads around the site are relatively narrow which do not allow dedicated off-road (or separated on-road) cycling lanes to provide alternatives to travelling by private car. However, the location of the site, directly adjoining the Derby urban area, does suggest that any future inhabitants of the site may be influenced more greatly to travel on foot to access localised facilities scattered throughout the urban area west and south-west of the site, particularly if a more direct footpath to Morley Road is able to be established. The site's relationship with the adjoining Derby urban area would be a mitigating factor in reducing the number of short trips in private cars.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>This is unlikely for reasons set out in responses to other questions as part of this objective. As highlighted at 8(2), the nearest centre with a range of local community facilities is Oakwood District Centre at 1.4km away. From the site, the option to access the district centre other than foot is restricted to a once-a-day localised service which still requires a walk of around 600m to access. The potential development would not lessen accessibility to services and facilities – but it would</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		not contribute to increasing current levels.		
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?	Whilst land to the rear of Lees Brook Academy School is redundant and operational surplus, it is still considered to be greenfield in its classification. Due to the sizeable area covered by the site at 8.4ha, the development of homes at this location would represent a large loss of greenfield land.	Major negative -2	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?	Development would likely see an altered relationship between the site and the natural environment due to its current status. The site forms part of a school campus, with surplus sports pitches suggesting a lower likelihood of land here supporting higher levels of biodiversity due to past maintenance regimes. Notwithstanding this, the site displays strong levels of enclosure with tree-lined, riparian boundaries running along the south of the site (following the Lees Brook) and the west/north of the site (following the Oaklands Brook). Supplementing this is a dense tree belt which divides the site from the adjacent Acorn Way to its east. Both brooks are the subject of non-statutory Local Wildlife Site designations recognising the presence of important habitats and species. To maintain the site's biodiversity, these boundary features will remain given they follow watercourses and roads. Notwithstanding the benefit of BNG requirements,	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the site's possible development is considered to broadly minimise impact on biodiversity interests of the land for the reasons considered above - although construction of 200 homes across the site would alter the interface between the land and biodiversity.		
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?	Development of this site would inevitably result in additional energy use owing to the land's current greenfield, undeveloped status. Potential provision of 200 new homes would see a large increase in energy usage and demand from the grid at a local level. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an 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 in line with current building regulation requirements would make a small, positive contribution to the energy efficiency of domestic building stock within the plan area.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon	3. Will it support the generation and use of	The scale of the site under assessment at 200 homes means there is less likelihood of any future development having the potential to support the generation of and use of renewable energy for	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
energy resource, reducing dependency on non-renewable sources.	renewable energy?	domestic needs. Some scope exists for individual dwellings to capitalise on opportunities for private initiatives such as solar panels on roofs, but this would be voluntary and not realistic to be expected to be utilised at every property. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.		
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?	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 masterplan-led 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 introduction 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-	5. Will it ensure that buildings are able to deal with future changes in	All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.	climate change?	degree in adding housing stock in the Borough better equipped to adapt to changing climatic conditions.		
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?	Given the existing land-use of the site classified as a greenfield location, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The scale of the site at 200 dwellings moderates the impact of such increases – as well as the site’s close relationship with the urban environment on the fringes of the Derby urban area, which sees a significant number of other domestic properties generating small levels of pollution. Should new homes be built at this site, building regulations would influence higher levels of efficiency than the overriding majority of existing surrounding housing stock. Notwithstanding, the altered conditions away from the current baseline which sees the land in an agricultural use still results in a negative score.	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 shares a strong association with watercourses, with the Lees Brook and Oaklands Brook forming considerable sections of the site’s boundaries. Around 75% of the site is within the Environment Agency’s area of Flood Zone 1, with Flood Zones 2 & 3 comprising the other 25%. Potential development of land at this location will therefore need to ensure that flood risk connected to either of the watercourses does not worsen as a	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>consequence of up to 200 homes being built. Development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around the Brooks, which might raise risk levels at locations along the watercourses. Suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would therefore be required to ensure flood risk is not worsened off-site locally as a result of a possible future development – although the construction of 200 homes, even with mitigation would impact on flood and drainage conditions on and immediately around the site.</p>		
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>2. Will it improve water quality?</p>	<p>Development of the site would be unlikely to improve water quality within the wider water cycle. As referred to in 12(1), the site bounds the Lees and Oaklands Brooks, so care would need to be taken regarding controlling surface run-off from the development into these watercourses. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the movement of water. Whilst this would typically be expected to control waters from domestic properties on-site, it may be more problematic to control the flow of rainwater across the site to avoid run-off into the aforementioned watercourses.</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>3. Will it conserve water?</p>	<p>Development of this site is unlikely to assist with the conservation of water given the demand arising from each of the 200 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources.</p>	<p>Major negative -2</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.</p>	<p>Minor positive +1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses ?</p>	<p>As discussed at 12(1) and 12(2), the adjoining watercourses of Lees Brook and Oaklands Brook require care to be taken in ensuring no discharges pass between the site and these watercourses. Notwithstanding this, it is unlikely that any development would be granted approval which didn't make sufficient provisions for the control of discharge into a neighbouring watercourse to risk worsening WFD status.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>Further to the response at 9(2), development would alter the current relationship between the existing uses of the land and on-site or immediately off-site biodiversity assets. All development of this scale (200 homes) is now required by law to deliver 10% of Biodiversity Net Gain (BNG) above the current baseline assessed on-site. Little more can usefully be added to that discussed at 9(2), other than the site at 8.4ha is fairly sizeable in site, and with areas close to the two watercourses which bound the land being assessed (both being Local Wildlife Sites), then some flexibility exists to use land creatively to protect habitats present within the biodiversity habitats, helping to avoid harm to protected species. The larger site size also improves the likelihood that the required 10% net gain can be delivered on-site, although this enhancement does also have the ability to be implemented off-site.</p> <p>Notwithstanding the benefit of BNG requirements,</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the site's possible development is considered to minimise impact on biodiversity interests of the land for the reasons considered above. And whilst construction of 200 homes across the site would alter the interface between the land and biodiversity, the size of site does offer opportunities to deliver gains on-site.		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	2. Will it allow for biodiversity net gains?	Yes. Potential development of sites such as this can help to deliver biodiversity net gain with more flexibility available as a result of the space larger sites have to create the habitats necessary to support species. Even allowing for this, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be made on-site. That being said, on-site gains would result in more significant localised benefits in sustainability terms and with the site 8.4ha in size, it is thought that any development at this location could accommodate new habitat(s) which deliver net gains.	Minor positive +1	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural</p>	3. Will it conserve and enhance the geological environment?	The site adjoins a regionally important geological (RIG) site, Lees Brook, which sits opposite the land under assessment on the eastern side of Acorn Way. Development of housing, particularly at a scale of 200 homes, has some potential to disturb the features and characteristics which have led to the identification of land for its geological and	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
environment.		geomorphological importance. Whilst modern construction techniques are more respectful of and less intrusive towards underlying geology, the potential for disturbance affecting an adjoining RIGS would require careful consideration as not to cause harm.		
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 ?	Development would potentially provide a small increase, enhancing woodland cover by virtue of any future development. In addition to the location of woodland described at 9(2), a further tree belt runs across the site creating in essence two enclosed parcels within the land as a whole. Dense tree coverage follows the two watercourses that bound the Brooks and also Acorn Way. It is expected these will be retained as key landscape and biodiversity features, although without any further information from site providers, plans for enhancing woodland cover are 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?	The site at 8.4ha in size does have the potential and space to deliver some new open space/green space that is more than just incidental to green areas of any future development. With sensitive areas of the site in the vicinity of the two bounding watercourses, scope exists to create green space which compliments biodiversity assets and creates attractive, well-designed places. However, the absence of details within any information submitted by the site's promoter results in an unknown as to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		extent of potential for additional space.		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. Any future development would therefore have little impact or effect in enhancing the quality of any existing open space, despite the land having formerly been used as sports pitches for the Lees Brook Academy school. There would likely be scope to utilise developer contributions to invest in facilities at other open space within the Oakwood and Chaddesden neighbourhoods (Oakwood Park, Chaddesden Park) if it is not possible to establish any on the site, but formal open space facilities are located some way from this site – somewhat negating the benefits from the availability of s106 monies.	Neutral 0	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	The site is relatively distant from the formal Green and Blue Infrastructure networks in the Borough identified by the draft CSR plan, so the potential development of the site would have a negligible impact on the protection or improvement of networks. Additional population may influence greater usership of the Public Rights of Way network which extends eastwards into the Borough's open countryside towards Locko Park – although PRow's are not a formal part of the Green and/or Blue Infrastructure network within its emerging Local Plan.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>As explained earlier in this assessment, the site comprises a series of redundant playing fields set to the rear of a large school complex. The neighboring buildings at the school are located inside the Derby urban area and connects the site under assessment to a predominantly built-up environment along Morley Road with the neighbourhood of Chaddesden to the west and south beyond. Notwithstanding the site's location within the Trent Valley Washlands landscape character area and Lowland Village Farmland landscape type, the site's orientation and influence is to the west and the Derby urban area, aided by the impact of Acorn Way adjoining to the east of the site which 'contains' the landscape. Any potential development here would not detrimentally impact the assessed landscape character given the strong urbanising influences of the combination of school buildings and Acorn Way.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>14(1) discusses the surrounding landscape the site is set within, and as a consequence of its edge-of-urban location, the redundant school playing fields make only a negligible contribution to the wider landscape character. Whilst the boundary features of the site are more commensurate with a more rural character, proximity to the adjacent Academy school complex and the urban area which exists beyond, weakens somewhat the quality of visual</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		appearance across the site. As a result, the use of this land for development would, in conjunction with the tree-dominated boundary treatments (Lees Brook/Oaklands Brook), could result in a well-designed, attractive development that would make a positive contribution to visual amenity.		
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?	As covered by 14(1) and 14(2), the wider character which prevails across this site, and the land immediately beyond, is influenced noticeably by the neighboring urban area largely to its west and south. This creates what might be referred to as a 'hybrid' character where the built-up area fringes with rural and more open land. For this site, there is a little by way of local distinctiveness within the wider townscape, with development largely spanning early and later parts of the c20th. As a result, any potential future development of the site would be unlikely to alter to any great extent the character that is evident within its wider setting.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The commentary at 14(1) to 14(3) demonstrates that the wider environment around the site sees a blend of urban and rural character. With a dense collection of school buildings of varying ages adjoining the site, any future development will not make any notable contribution to the current balance and interrelation between landscape and the built environment. The containing feature of Acorn Way also provides a hard boundary between	Neutral	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		land falling under an urban influence and more open countryside which lays beyond. Potential development would not fundamentally alter this relationship.		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The site has little by way of association with any on or immediately off-site heritage assets with no statutory or non-statutory designations in the wider surroundings. Traffic generated from the site's potential development wouldn't cause detriment to any nearby historic areas, be they Conservation Areas or the settings of Listed Buildings as a result of their general absence from the wider area.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>As described by 15(1), the wider area around the site is notable for its absence of historic assets. The gradual expansion of Derby's urban area – most notably Oakwood in respect to this site, sees a more modern, suburban character prevail, particular to the west and south of the site which fringes Chaddesden. As a consequence, any potential development of the site would not be likely to replicate any particular local character or distinctiveness connected to heritage.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better</p>	<p>3. Will it provide better opportunities</p>	<p>As discussed at 15(1) and 15(2), this would be limited to the west of the site due to the modern character of the area, restricting the historic</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
opportunities for people to enjoy culture and heritage.	for people to access and understand local heritage and to participate in cultural activities?	environment. To the east of the site, levels of access to the countryside and several Conservation Areas is possible through accessing the public right of way network, but this isn't a direct level of access and development wouldn't improve this to allow people to be closer the historic environment (and its enjoyment).		
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 discussed at 15(1) and 15(2), this would likely be limited to the west and south of the site due to the largely modern character of the area, minimising the influence of historic environment. To the east of the site towards Locko Park and Gardens, levels of access to the countryside and several Conservation Areas is possible through accessing the public right of way network that exists east of Acorn Way, but this isn't a direct level of access and development wouldn't improve this to allow people to be closer the historic environment (and its enjoyment).	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. However, it must be noted that the site does directly adjoin a Regionally Important Geological (RIGS) site at Lees Brook, potentially impacting ground conditions.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site at around 200 homes would help to minimise the volume of raw materials used.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations 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	3. Will it result in additional waste?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 200 domestic buildings on an ongoing basis.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	4. Will it reduce hazardous waste?	Development of this site and type would not be expected to have any level of 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 falls within agricultural land assessed as Grade 3 (Good to Moderate) in the Agricultural Land Classification. Mapping which sub-divides Grade 3 into Grades 3a or 3b is not publicly available. However, the land at this location has been used as school sports/playing fields for several decades – seeing agricultural production effectively removed. Given the long-standing use, albeit now no longer operationally required, development would not see a loss or protection of the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	The site is greenfield in its classification (school playing field). So development would not prevent the loss of a large area of greenfield land sized at approximately 8.4ha.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the	7. Will it sterilise mineral	The site sits outside the most acute and sensitive Coal Mining Reporting Areas monitored by the Coal Authority and development at this location would	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.	resources?	require no specific advice over ground stability. 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.		

Site: CSR-0038 Land north-east of The Ridings

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 50 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople ?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including Ockbrook, which is very limited, rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment</p>	<p>1. Will it improve the</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.	diversity and quality of jobs?	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.		
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. The site is not currently being used for any agricultural purposes; therefore development of the site would not affect rural productivity. The site is also of a lower agricultural grade (Grade 3). Given the limited size of the site any tangible impacts are not expected.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality	1. Will it provide land and buildings of	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
modern economic structure including infrastructure to support the use of new technologies.	a type required by businesses?			
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 structure including infrastructure to support the use of new	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, particularly in light of the relatively limited number of new dwellings this site	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
technologies.		would accommodate.		
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?	The site is not within the vicinity of any centre. The nearest settlement, Ockbrook, does not contain a wide enough range of associated uses that its vitality could be encouraged by development here.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	Due to the site's location, access to facilities and services will most likely be obtained through private transportation given the distances between the site and notable centres. The population of this site will be less likely therefore to carry out their daily business through active means which otherwise would have provided health benefits. Normally a site this small in scale would not be expected to deliver public open spaces and green infrastructure, however the promoters state	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		that public amenity spaces can be feasibly delivered on the edges of the site. This could have physical and mental health benefits for new population, however new open space would likely be very limited scale in scale, therefore neutralizing positive impacts.		
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 to the site are within Borrowash around 1.7km away. This distance would require vehicular travel, due to the lack of effective public transport access. These circumstances do not lend themselves to 'improve access' to facilities relatively for the Borough's population.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	Notwithstanding the presence of the surrounding PROW network, this would not constitute increasing opportunities for physical activity beyond current levels. While the promoters state that new open space will be provided, this would be at a limited scale as in not increase opportunities for recreational activity in any meaningful way.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve	Normally a development of this scale would not be expected to provide new open space, however the promoters of the site have stated that new public amenity open space can and will be feasibly provided	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	the quality of existing open space?	within the site.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities ?	The site is not currently in use for any agricultural activities and its loss would not directly remove an existing food growing resource. Additionally, ALC records show that the site is of a lower quality (Grade 3). Other sites in the borough could be more easily turned into land to accommodate food growing.	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?	Although relatively limited in scale, delivery of around 50 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 an 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	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. Associated increase in population adjacent to Ockbrook would help further support assets and consequently contribute to their protection. Development of the site would not directly lead to enhancement of existing assets, though an increase in the population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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 Ockbrook. 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 lack of range of facilities which might provide community activities within it. 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.	Neutral 0	
7. Social Inclusion To promote and support the	3. Will it increase the	The very limited scale of the site means it would not be expected to provide any facilities. It would	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	number of facilities e.g. shops, community centres?	therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities		
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 the countryside around Ockbrook. 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 – though given the scale this would likely be minor. The physical separation between the site and more substantial service centres at the larger settlements likely risks a more intensive use of local infrastructure through use of the private car.	Minor negative -1	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment ?</p>	<p>No. Ockbrook provides very limited service or retail provision. Occupants of the site will require the use of the private car to access larger service centres such as Borrowash. This in itself will result in a negative impact on the environment. Only the very minor scale of development limits this negative effect. Hourly bus services to Derby may mitigate this impact somewhat, however, will not offer the convenience of the private car in relation to location of the site.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>Notwithstanding bus services, the lack of service and retail facilities as well as employment opportunities within adjacent Ockbrook will encourage the use of the private car required to access larger service centres within the borough. Whilst all housing sites would be expected to contribute to an increase in car usage, this site would be less likely to be able to demonstrate mitigation or limit the negative effect.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>The site is unlikely to provide any additional facilities due to its limited scale. The lack of services and facilities within adjacent Ockbrook means this site would be ineffective at increasing the proportion of the boroughs population with easy access to services and facilities. The nearest centre to the site is Borrowash, which would vehicular travel in order to access it for most.</p>	<p>Minor negative -1</p>	

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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. The limited scale of the site limits this negative effect.	Minor negative -1	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 see an altered relationship between the site and the natural environment given its current greenfield status. The only habitat feature within the site is a stream and a line of watercourse trees and scrub which cut across the site diagonally. The external boundaries particularly to the south and north contain established areas of vegetation and these could be retained. With these considerations as well as BNG requirements, effects on this criteria question are considered to be neutral.	Neutral 0	
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 50 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an 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	2. Will it improve energy efficiency of	The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
energy resource, reducing dependency on non-renewable sources.	the building stock within the Plan area?			
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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	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	5. Will it ensure that buildings are able to deal	Homes that might potentially be 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	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
energy resource, reducing dependency on non-renewable sources.	with future changes in climate change?	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 new homes at this location would give rise to a notable number 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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (50 dwellings) severely limits the extent of this effect though it is still a negative one.	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 is wholly located within the Environment Agency's Flood Zone 1 area. However, a watercourse flows through the site. Development of the site would likely result in some increased run off into this stream, which could increase the risk of flooding. An area of land within Flood zone 3 approximately 150m south of the site, where flood risk arises from the Ock Brook. The watercourse on site is a tributary of the Ock Brook, and therefore there is a risk that development could cause increased flood risk in this area. Development would be required to provide suitable drainage, including SUDs, to help to ensure flood risk is not worsened locally.	Neutral 0	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. Development would lead to risk of increased run off into a minor watercourse which cuts through the site, potentially causing harm to water quality. The watercourse is a tributary of the Ock Brook, and therefore could cause harm to the wider water cycle. It would be expected that development would see a standard sewer and drainage system established to control the movement of water, however this would not eliminate the risk.	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 site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 50 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	Minor positive +1	
12. Flooding and Water Quality	5. Will it cause a	Due to the presence of an on-site watercourse discussed at 12 (2), development of the site would	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	deterioration of Water Framework Directive status or potential of on-site watercourse s?	likely result in increased risk of deterioration of Water Framework Directive status for the watercourse in question as well as and connected Ock Brook.	-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?	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current agricultural use of the site is also less likely to propagate high value biodiversity within it. The only habitat feature within the site is a stream and a line of	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		watercourse trees and scrub that cut across the site diagonally. The external boundaries of the site contain established areas of vegetation and these could be retained. As such potential impact on important biodiversity features such as these as a result of site redevelopment is minimal. These considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. The promoters state that on-site gain can and will be achieved through delivery of the site. Even so, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		scale and topography of the site is such that effects would be negligible.		
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?	Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees includes a dense line of watercourse trees that intersects the site. Some trees are also situated the external boundaries, which could be retained. Ultimately it is likely that tree cover will be lost if the site were developed.	Major negative -2	
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?	Normally a development of this scale would not be expected to provide new open space, however the promoters of the site have stated that new public amenity open space can and will be feasibly provided within the site.	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, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue	7. Will it encourage	While the promoters state that green infrastructure in the form of public amenity open space will be provided,	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	and protect or improve Green and/or Blue Infrastructure networks?	this is unlikely to encourage the development or protection of a network of Green-Blue Infrastructure in the locality. The scale of new open space would be very limited and have a poor interrelationship with other areas of recreational or green space within 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.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays some conformity with some of the specified characteristics identified by work undertaken by Derbyshire County Council, such as the presence of scattered hedgerow trees, and locally dense watercourse trees. Ultimately development of the land for housing is highly unlikely to enhance landscape character. A masterplan could maintain links between with wider landscape characteristics, although the visual siting of the site – not within the visual extent of the adjacent settlement of Ockbrook, poses more risk to the wider landscape than if the site were nestled within the visual extent. The limited scale of the site limits the negative impacts of the site of the identified landscape character.	Minor negative -1	Major negative -3
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and	2. Does it have a positive impact on visual amenity?	Development would not well related visually to Ockbrook, and therefore would have negative impact on visual amenity. Development of the site could have some impact on wider views out towards open countryside, although would be relatively well screened by mature hedgerows and trees along the external	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhancing the place through good design.		boundaries. Promoters state that new open space and further planting would be provided to enclose the site, further as well as retaining some of the existing vegetation on site. This limits the potential negative impacts on visual amenity, however, due to the weak physical relationship the site has with Ockbrook, negative impacts on landscape would be unlikely to be fully mitigated against.		
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?	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. Any future housing at this location would be expected to maintain the general pattern and layout evident in those areas situated in Ockbrook just west of the site. In effect the site has every opportunity to maintain and potentially enhance settlement character but this is an unknown at this point.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment ?	While development would be adjacent to an existing settlement, its relationship with this settlement would be relatively weak, and not within the visual extent. The site is relatively well enclosed by existing vegetation, and promoters state that new open space would be provided to buffer and soften the edges of the site with open countryside, however it would be unlikely to conserve the interrelationship between landscape and the built environment due to the weak visual relationship with Ockbrook.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment , designated and non-designated heritage assets and their settings?</p>	<p>The site has little by way of association with any on or immediately off-site heritage assets with no statutory or non-statutory designations within 400 metres of its boundaries. Development would generate additional traffic, which if routing towards the A52 and Derby, would take additional vehicles through the Ockbrook Conservation Area. The limited scale of development means that traffic generated from the site will be minimal and thus any such effect would be insignificant when compared with a larger site. Traffic would also be more likely to use country lanes that avoid the CA to access Derby.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues. The site is located some distance from conservation areas within Ockbrook, and any impact on their setting would not be expected.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to</p>	<p>3. Will it provide better opportunities for people to</p>	<p>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</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	access and understand local heritage and to participate in cultural activities?	would have access to in order to learn more about local heritage present in the wider locality. PROWS from the site would allow for countryside walking access to Ancient Monuments such as Dale Abbey. Ockbrook village has a limited range of cultural activities owing to its size, but the site would also be a short drive from Borrowash - enabling access to a wider range of nearby 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 ?	Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. While Ockbrook Conservation area is within walking distance of the site. Whilst development may increase vehicular activity (thus, access) through Ockbrook Conservation Area, its limited scale is such that this effect would be minimal. In any case, an increased interaction of vehicles with the historic environment might result in negative effect which cancels out any potential benefit.	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 Management	1. Will it lead to reduced	Development of this site, which would consist only of residential 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
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 would see an increase in the consumption of raw materials throughout the build period.	-1	-3
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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>The site falls within ALC Grade 3. Development of the site would not therefore prejudice the best and most versatile agricultural land.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>6. Will it prevent the loss of greenfield land to development ?</p>	<p>No, the site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>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.</p>	<p>Neutral 0</p>	

Site: CSR-0039 North of Borrowash

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 60 dwellings is not expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.	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?	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?	Development is not expected to have a direct impact on reducing unfit or vacant homes as there are none on site, however delivery of homes on the site will add fit for purpose homes to the borough stock. This is however unlikely to make a significant tangible difference.	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, such as access, 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 nearby settlements including Borrowash (local centre) rather than enhanced 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?	Development will create jobs in sectors associated with construction in the short term, and delivery of homes will to some extent support creation in the wider borough. However, due to the relatively small number of homes being delivered, this won't make a significant long-term difference to the local employment market in providing a range of high-quality employment opportunities.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment	2. Will it reduce	Development will create jobs in sectors associated with construction in the short term, and delivery of homes will	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.	unemployment?	to some extent support creation in the wider Borough. However, due to the relatively small number of homes being delivered, this won't make a significant long-term difference to the local employment market in providing a range of high-quality employment opportunities.		
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. The site is not currently used for growing crops, instead used for equestrian activity with associated grazing so its development would not directly impact on this element of rural productivity. The site also falls within a lower ALC Grade of 3, and is of lower quality. That being said, the loss of such uses would result in other loss of rural productivity but to such a minor scale given the limited size of the site that tangible negative impacts are not expected.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The scale and nature of the site constrain the ability to deliver land uses other than housing, that would be required by businesses.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it provide business/university clusters?</p>	<p>Development would not be of scale or type and would not be expected to deliver any business/university clusters.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The scale of the site constrains ability to deliver land uses associated with the knowledge sector.</p>	<p>Neutral 0</p>	
<p>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</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general, including graduates, would be afforded a greater opportunity to live and work within the plan area 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, particularly in light of the relatively limited number of new dwellings this site would accommodate.</p>	<p>Neutral 0</p>	

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.	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. Borrowwash is considered to be a key settlement providing a wide range of retail and service facilities within it. Maintaining the vitality and viability of settlement centres such as Borrowwash which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it.	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?	New homes will add to the improved quality homes with regards to insulation and other requirements to the borough stock. It is expected that homes provided will offer a degree of type, size and accessibility to meet diverse health needs of potential new population. This will be addressed at application stage. The site is attached to Borrowwash, and within walking and cycling distance of the local centre, which provides a range of services. This would encourage increased take up of	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>modes of active travel to access the local centre, and the associated health benefits of more active lifestyles. Development would not be expected to deliver new green space; however, the promoter has provided that public open space would be feasibly provided as part of a site layout. Extensive green space is located within easy walking distance of the site, allowing for new population to experience a range of physical and mental health benefits. Proximity to the A52 dual carriageway may be associated with adverse health impacts associated with air and noise pollution. It is anticipated that noise mitigation will be achieved at application and design stage.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>New housing won't be expected to make any provision for new health services, or improvements to access to health services. New population will be reliant on existing services, including GP surgeries, which are within easy walking distance of the site. A range of health services are available in Borrowash, ensuring sufficient capacity is maintained.</p>	<p>Minor positive +1</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>Due to the small capacity of the site, development is not expected to deliver facilities for recreational or physical activity, other than public open space as indicated by the promoter. The site is however well supported by existing parks and play areas in Borrowash, which are within walking distance of the site and provide sufficient opportunities for engagement in these activities.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>Due to the limited scale of the site, development of the site is not expected to deliver substantial improvements of, or provision of new open space. New development would be supported by existing open green spaces in Borrowash. The supporting statement for the proposal indicates that new public open space will be provided in the west of the site. More information will be provided at the detailed master planning stage.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>5. Will it improve access to local food growing opportunities?</p>	<p>The site is currently in use for equestrian activities and associated grazing and its loss would not directly remove an existing food growing resource. As identified at 2(3), the site is also of lower ALC Grade quality. In comparison to sites of higher ALC Grade quality (1-2), the site has less potential or capacity to be turned into land to accommodate food growing.</p>	<p>Neutral 0</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>1. Will it reduce crime and the fear of crime?</p>	<p>Although relatively limited in scale, delivery of around 60 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear</p>	<p>2. Will it contribute to a safe and</p>	<p>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</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
of crime.	secure built environment?	built environment is not an existing concern and development of the site would result in an 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.		
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 Borrowwash and nearby to the Derby 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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	2. Will it improve access to, encourage engagement with and residents'	Delivery of this site would result in a modest increase in population adjacent to Borrowwash and nearby to the Derby conurbation. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. The site would be too limited in scale to provide any additional facilities and the extent to which an	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
areas within the plan area.	satisfaction in community activities?	improvement in resident's satisfaction with such activities would result from the development is unknown.		
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 very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	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 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 Borrowash and in the nearby Derby conurbation. The site is located on the edge of the A52 which is a major transport route in the borough. Direct access to the carriageway is not available, however from Cole Lane from Cole Lane the A52 can be accessed, facilitating longer journeys. 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	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		local highway network which result from its development where appropriate – though given the scale this would likely be minor.		
<p>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.</p>	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site adjacent to Borrowwash and nearby to the Derby conurbation would enable access to existing facilities particularly in Borrowwash, and to a more limited extent those provided by Derby. The availability of, in particular, walking routes into means the population of this site are more likely to make regular travel via sustainable means. The proximity of the A52 would likely encourage more private car journeys to Derby. increasing emissions, however a regular bus service close to the site will mitigate this negative. The fact that the site is very limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside.	Neutral 0	
<p>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</p>	3. Will it reduce journeys undertaken by private car by encouraging alternative	The location of the site adjacent to Borrowwash and nearby to the Derby conurbation would enable access to existing facilities particularly in Borrowwash, and to a more limited extent those provided by the conurbation. The availability of, in particular, walking routes into Borrowwash means the population of this site are more likely to make regular travel via sustainable means rather than private car. New population travelling to	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
improve travel choice and accessibility.	modes of transport?	towards Derby for work and more comprehensive services would likely be encouraged to use the private car due to proximity of the A52 to the site. The availability of a regular bus service to Derby would mitigate this negative. Although this option would not actively reduce car journeys, its very limited scale means the opposite effect would also be minimal but negative nonetheless.		
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. However, due to the sites location of Borrowash and nearby to Derby and related facilities, development of the site would result in an increased proportion of the Borough's population able to access facilities provided by existing settlements. The A52 and bus routes offer good accessibility to Derby.	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?	The site is greenfield and so makes no contribution to reuse of brownfield land.	Minor negative -1	Minor negative -1
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity	2. Will it minimise impact on the biodiversity	Development would likely see an altered relationship between the site and the natural environment but the site is currently used for equine purposes and this reduces the likelihood of it supporting higher levels of	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
value where appropriate.	interests of land?	biodiversity due to the managed and intensified nature of the land's usage. There are very few habitat features across the site (such as hedgerows) – and the boundaries which consist of established trees and hedgerows could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to positively minimise impact on biodiversity interests of the land for the reasons considered above.		
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?	Development of the site would inevitably result in additional energy use. Provision of 60 homes would see a small but notable increase.	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 small contribution to the energy efficiency of building stock within the plan area.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing	3. Will it support the generation and use of renewable	As a smaller site, capacity for support and use of renewable energy will be more limited. Provisions for use of renewable energy generation will be outlined at the detailed masterplanning stage.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
dependency on non-renewable sources.	energy?			
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?	Development of the site is not expected to support community energy systems due to its small scale, however options may be explored at the detailed master planning stage.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes that might potentially be 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 new homes at this location would give rise to a notable number of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (60 dwellings) would limit these negative effects, however the proximity of the site to the A52 would likely have a significant impact on new occupants in terms of	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		air and noise pollution. It would be expected that the negative effects of the location of the site adjacent to the Strategic Road Network would be reduced through design and mitigation measures, though risk obviously would remain.		
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 wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Minor positive +1	Minor negative -1
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. On the western boundary of the site, lies the Ock Brook. Development of this site would pose a minor risk of runoff into the Ock Brook, which could harm water quality. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of	3. Will it conserve water?	Delivery of 60 homes on this site is unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Development	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
flooding and to conserve and improve water quality.		would not therefore help to conserve water in any way and would see a net increase in localised usage.		
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	
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 ?	As discussed at 12(2), the proximity of the nearby Ock Brook along the western boundary of the site would pose a small risk to the Water Framework Directive status of watercourses.	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	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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	water environment?			
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 biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current equine use of the site is also less likely to propagate high value biodiversity within it. These considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.	Neutral 0	Major positive +3
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. However, the promoters supporting statement and siter layout demonstrates that biodiversity net gains could be achieved on site. Law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site.	Major positive +2	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure	3. Will it conserve and enhance the	There is limited geological value, or geodiversity associated with the site, or nearby. Therefore, development of the site would not be expected to make	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	geological environment?	contributions to conserving or enhancing the geological environment.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management ?	Development would not enhance woodland cover by virtue of the proposed development. Trees can be found along all site boundaries which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	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.	5. Will it provide new open space or green space?	As the site is relatively small, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. The site layout proposes that public open space be provided in the west of the site, and this demonstrates that it may be possible alongside the promoted quantum of development.	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?	There is no existing publicly accessible open space on the site, and so development of the site is not expected to make improvements to existing open space.	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?	The proposal indicates that a footpath/PROW running through the site will be maintained. Development of the site would be likely to encourage increased use of GI networks for recreational purposes. There is a network of GI in the area, including footpaths along the Ock Brook to the west of the site, that connect with large green spaces, Borrowash local centre, and the Borrowash-Derby Riverside Path. Development would however not be expected to contribute to improving these networks.	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 area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. Landscape features such as the presence of hedgerow trees help to link the site to its described landscape characteristics, However, the site is nestled within the visual extent of Borrowash, encompassed by urban form directly to the south and the significant physical boundary of the A52 directly to the north. Therefore, the site is not a critical element of preserving the wider landscape character and provides very limited contribution to it.	Neutral 0	Neutral 0
14. Landscape and Built Environment	2. Does it have a	Development at this location would not have a noticeable impact on wider views and visual amenity.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	positive impact on visual amenity?	The site is visually nestled within the northern extent of Borrowash with built form directly to the south and the A52 directly to the north. Development of the site would not therefore represent an incursion on wider landscape visual amenity.		
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?	<p>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. 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. In effect the site has every opportunity to maintain and potentially enhance settlement character but this is an unknown at this point.</p> <p>The A52 is a significant physical boundary between Borrowash and Ockbrook. If development were to take place on the site, effective separation of the two settlements would remain, protecting both their individual character. Development would be unlikely to further enhance any townscape or settlement character.</p>	Neutral 0	
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	Development of a limited number of homes would be a natural extension to Borrowash, and nestled between built form and significant physical barriers, therefore is unlikely to have a significant difference on the interrelationship between landscape and built environment.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
setting and enhancing the place through good design.	and the built environment?			
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?	There are no designated or non-designated heritage assets on, or nearby the site. There are also no conservation areas within proximity to the site. Therefore, the site makes no contribution to conserving, enhancing or harming the historic environment.	Neutral 0	Minor positive +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?	The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues. The A52 acts as clear physical boundary between Borrowash and Ockbrook, ensuring that new development would not contribute significantly to the merging of the two settlements.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and	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	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	understand local heritage and to participate in cultural activities?	have access to in order to learn more about local heritage present in the wider locality. Borrowwash local centre has a good range of cultural activities, but the site would also be in close proximity to the A52 and a frequent bus service to Derby – this would enable good access to nearby 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?	There are no designated or non-designated heritage assets on, or nearby the site. Development of the site would therefore not make contributions to the access or protection of assets, neither would it have a detrimental effect on them.	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 Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. Construction would likely see an increase in the consumption of raw materials, although this would be relatively minor.	Minor negative -1	Major negative -3
16. Natural Resources and Waste Management	2. Will it promote the	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
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	use of 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.		
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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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	5. Will it protect the best and most versatile (BMV) agricultural	The site is entirely agricultural land, and this will all be lost if the site is developed. Agricultural grade is 3/good to moderate, and so not the best and most versatile.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
waste.	land?			
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?	The site is entirely greenfield, and so development would not prevent the loss of greenfield 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.	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	

Site: CSR-0040 South West of Draycott

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 190 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including adjacent Breaston rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely</p>	<p>Neutral 0</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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. The site falls within Agricultural Land Classification Grade 2 so is of reasonable quality. Redevelopment of the land would sterilise this land in terms of future agricultural output regardless of its current use.	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 structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Development of this site would result in additional population that would be reliant on the use of existing nearby facilities primarily in Draycott. Draycott is considered to be a key settlement providing a wide range of retail and service facilities within it – these facts have influenced the current policy desire to allocate Village Centre status to its central core. Maintaining the vitality and viability of settlement centres such as Draycott which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it.</p> <p>Conversely, and for the avoidance of doubt, such an effect would be less pronounced for sites adjacent to much smaller settlements which do not have a significant retail or service centre to sustain.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>PROW and direct access via A6005 to the centre of Draycott 600m away provides for the opportunity for new residents to access services, retail and facilities through means of active travel thus promoting</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		healthier lifestyles. This in combination with site promoters confirming through submissions that a small network of green and open space assets will be provided on site means development of the site has the potential to reduce health inequalities.		
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 to the site are to the east between Draycott and Breaston and around 1.6km from the site, a distance unlikely to benefit those requiring access to health facilities. It cannot be said in these circumstances that the site is improving access to health services.	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?	Existing PROW network could be retained. This in combination with the proposal to include a small network of green and open space as part of the submitted site masterplan means it is likely that development of the site will provide an increase in opportunities 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?	The promoters have confirmed that new POS will be provided as part of site delivery. There is currently no existing open space to improve on site, but new assets will be provided.	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 site falls within Agricultural Land Classification Grade 2 so is of reasonable quality. Redevelopment of the land would sterilise this land in terms of future agricultural output regardless of its current use and therefore would reduce access to local food growing opportunities.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 190 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
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 an 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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the existing scenario.		
<p>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.</p>	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 Draycott 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the relatively limited size of the site - impetus for such enhancements.	Minor positive +1	Minor positive +1
<p>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.</p>	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 Draycott. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	Neutral 0	
<p>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</p>	3. Will it increase the number of facilities e.g. shops, community	The limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 present in Draycott. 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 – though given the scale this would likely be minor.	Neutral 0	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.	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site adjacent to Draycott means a new population would be able to access facilities through sustainable means such as walking and cycling. This would help to promote use of the existing transport network in more sustainable ways. The fact that the site is limited in scale means its impact on the environment is minimised more generally in terms of effects from expansion into the countryside too.	Neutral 0	

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 would enable access to existing facilities in Draycott which has a wide range of retail, services and facilities within it. The site is close enough to central Draycott so that the population are more likely to make regular travel via sustainable means rather than private car. Ultimately though, locating additional population here would result in a net increase private car use locally, not a reduction.	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 unlikely to provide any additional facilities due to its limited scale. However, due to the sites location adjacent to Draycott, development of the site would result in an increased proportion of the Borough's population able to access facilities provided by existing settlements.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	Minor negative -1
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value	2. Will it minimise impact on the biodiversity	Development would see an altered relationship between the site and the natural environment given its current greenfield status. However there are few habitat features internally within the site and the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
where appropriate.	interests of land?	external boundaries which contain established hedgerow and trees could be retained. When considered alongside BNG requirements, it is likely effects on this criteria question would be neutral.		
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 190 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an 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 small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>New homes will 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 new homes at this location would give rise to a notable number 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.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and</p>	<p>1. Will it increase levels of air, noise</p>	<p>Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable -</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minimise the risk posed by air, noise and other types of pollution.	and other types of pollution?	increases in air and noise pollution. The limited scale of the site (190 dwellings) limits the extent of this effect though it is still a negative one.		
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?	Updated flood modelling has been submitted by the promoters which has been corroborated by the Environment Agency and indicates that following more up to date modelling of the Derwent, the site falls entirely within FZ1.	Minor positive +1	Neutral 0
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 development would not improve water quality. There are no notable water courses within or adjacent to the site; the risk to the River Derwent 100m south of the southern extent of the site would be through incidences of fluvial flooding that interacts with the built extent of the site. The promoters have confirmed areas of flood risk can be entirely excluded from the developable area mitigating this risk.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a 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?	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 thus the development would result in additional new dwellings within the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		borough's housing stock able to demonstrate high levels of water efficiency.		
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?	Proposals set out within the submitted masterplan are unlikely to cause deterioration of the Water Framework Directive for reasons considered at 12(2).	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible 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?	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site or in close proximity. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the retention of trees and hedgerows which make up the external boundaries of the site would be possible.	Neutral 0	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. Trees are located along external boundaries of the site which could be retained as part of a masterplan.</p>	<p>Neutral 0</p>	

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.	5. Will it provide new open space or green space?	With the site relatively small, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. However, the promoters have confirmed on the submitted concept plan that POS provision can be provided on site whilst accommodating the proposed number of dwellings.	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, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	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?	Notwithstanding the presence of a PROW network adjacent to the site, these do not directly connect to the wider formal GI or BI network. This site is unlikely to have a direct impact on protection or improvement of Green & Blue Infrastructure network therefore.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage	1. Does it respect or preserve identified landscape	The site falls within Trent Valley Washlands area and the Lowland Village Farmlands type which highlights gently rolling and almost flat lowlands, mixed farming with improved pasture, thinly scattered hedgerow trees, locally dense watercourse trees and red brick	Minor positive +1	Major positive +3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and its setting and enhancing the place through good design.	character?	outlying farms as key features. Ultimately development of the land for housing is highly unlikely to enhance landscape character but landscape appraisal evidence has been produced and submitted by the promotor which concludes that with appropriate mitigation (including planting), development of the site would not result in unacceptable landscape or visual effects. In broad terms, the site is contained to the western extent of Draycott and forms a well related addition particularly when taking account of the POS provision identified for the southern extent of the site. Further, built development is already present between the southwestern extent of the site and wider countryside (in the form of a small industrial estate). Ultimately development of the site could be achieved whilst respecting the identified landscape character.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	The site would not enhance visual amenity (i.e. have positive impact) as it would fundamentally change the visual dynamic of the site away from its current open countryside setting, removing visual benefits for existing receptors round the site. However as considered also at 14(1), alongside the appropriate mitigation as identified through submissions, the site has the potential to have a relatively neutral effect on visual amenity.	Neutral 0	
14. Landscape and Built Environment	3. Will it maintain and/or	Any future housing at this location would be expected to maintain the general pattern and layout evident in	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	enhance the local distinctiveness of the townscape or settlement character?	the western portion of Draycott. The broad concept plan submitted indicates that maintenance of settlement character could be achieved.	+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.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The submitted masterplan indicates the presence of planting and POS provision to the south of the site, in part to mitigate the sites intersection with Flood Zone 2. This is confirmed also within the submitted landscape appraisal. The site is well contained to the north by the A6005 and acts as a well related extension of Draycott. This contributes to limiting negative effects on the wider landscape. The proposed POS and planting to the south would act as a buffer between development and the wider countryside – something which is not in place currently. These features will contribute to enhancing, not just conserving, the interrelationship between the landscape and built environment.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets	The site is not within close proximity of any assets and as such would have a neutral impact on this criteria question.	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	and their settings?			
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>The site will adjoin a well-established settlement in a well-related and contained location. Such siting provides the best opportunity for a site to be integrated with the existing townscape in order to maintain character. As already considered, its effect on the landscape character will be minimal not least because of its well contained related siting adjacent to Draycott.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>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. Draycott has a wide range of cultural activities to engage with within it so would also contribute to enabling further engagement with these.</p>	<p>Minor positive +1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment.</p>	<p>Neutral 0</p>	

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?	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 consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Neutral 0	Major negative -3
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	3. Will it result in additional waste?	Development of the site would be expected to have an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minerals and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site falls within Agricultural Land Classification Grade 2 so is of reasonable quality. Development of the site would not therefore protect BMV agricultural 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 greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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: CSR-0041 Land at Dale Road, Spondon

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 80 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location within the countryside, away from any urban area.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary, but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including the conurbation.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely to provide a short term boost to the diversity and quality of jobs locally, but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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. The site falls within Agricultural Land Classification Grade 3 so is therefore limited in quality and potential for agriculture.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and Innovation	2. Will it provide	Development on the site would not be of a scale or	Neutral 0	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including infrastructure to support the use of new technologies.				
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in additional population that would be reliant on the use of existing nearby facilities within Derby. This is because the site would not be in a position to accommodate retail provision due to its limited scale and associated viability constraints. This would provide additional expenditure capacity to nearby retail centres, albeit on a modest scale.	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site adjacent to Derby means that an increased proportion of the population within the plan area will be able to access services and facilities through active means (walking and cycling) and this will help to promote healthy lifestyle choices. The submitted masterplan indicates the inclusion of a minor green infrastructure network including green spaces, including as a buffer to the adjacent woodland. Based on this evidence it is likely that new residents will be encouraged to travel across the site and into wider areas (including Derby) as well as access facilities and services through active means, utilizing this network. This represents a minor contribution to the reduction of health inequalities.	Minor positive +1	Major positive +3

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.	2. Will it improve access to health services?	Health facilities would not form part of the development and therefore it would not improve access to health services through direct provision. The nearest health facilities to the site are within Spondon around 1.7km away. Given the sites dependence on delivery of another site to its south, and would as a result be attached to the conurbation, these facilities could be accessed through a variety of means including sustainable.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site is not adjacent or particularly nearby to established recreational trails, and the nearest Public Right of Way is also detached from the site. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents when considering that public access across the land in its current form is not provided. The presence of Spondon Wood to the west of the site, which is known to have biodiversity value, will require appropriate buffering which, despite the limited scale of the site, is indicated on the submitted masterplan and will provide an opportunity for integration of a green space network to support the incumbent population and increase opportunity for recreational activity not currently provided by the land.	Minor positive +1	
5. Health and Wellbeing To improve health and	4. Will it provide new	No formal open space is present within the site so development of the site would not improve existing	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
wellbeing and reduce health inequalities.	open space or improve the quality of existing open space?	open space. Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. However, the site is private land and not currently accessible to the public. As a result, any open space provided as part of the development – as indicated by the submitted masterplan - would result in net gain. Furthermore, an appropriate buffer would need to be incorporated between development and the adjacent ancient woodland, and this provides additional and specific opportunity for the incorporation of open space within the site. The limited scale of the site and related extent of green space that it will be able to provide limits this positive effect.	+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 site is classified as arable and Grade 3 (good-to-moderate) quality. The fact that the site in theory accommodate food growing means its development would remove a potential food source, however its lower quality and minimal extent moderates the negative impact from this.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 80 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 even if only to a very minor extent and with it the fear	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.		
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 an expanded built environment on rural land. Whilst new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.	Minor negative -1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to the 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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of this site would result in a modest increase in population adjacent to the conurbation. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within the conurbation. The site would be too limited in scale to provide any additional facilities however and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this however development of the site would not put at risk any existing facilities either.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>8. Transport To make efficient use of the</p>	<p>1. Will it use and enhance</p>	<p>Development of the site would result in a new population making use of enhanced transport</p>	<p>Minor positive</p>	<p>Major positive</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	existing transport infrastructure?	infrastructure provided by the conurbation however will be unlikely to be in a position to provide specific new infrastructure measures which result in wider network benefit given the relatively modest scale of development and need to maintain positive viability.	+1	+2
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	The location of the site adjacent to the conurbation would enable access to a significant range of existing facilities and services at its defined retail centres via sustainable forms of travel – including walking and cycling and this would significantly contribute to development of a transport network which minimises impact on the environment. However, this positive effect is constrained in view of the sites likely inability to provide new facilities internally and the required expansion of the network into the countryside which will result in some adverse risk to the environment.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site adjacent to the conurbation will enable access to jobs, facilities and services to be achieved via means other than the private car. Ultimately however, the development would result in additional car usage relating to an expanded local population on land which currently does not contain any significant car use – generating uses; the proximity to facilities and limited scale of the site however limits this effect relatively.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>The site is unlikely to provide any additional facilities due to its limited scale and the need to retain positive viability. However, due to the sites location adjacent to the city and the wide range of provision within it, development of the site would result in an increased proportion of the Borough's population able to easily access facilities.</p>	<p>Minor positive +1</p>	
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>1. Will it make efficient use of brownfield land?</p>	<p>The site would not make efficient use of brownfield land owing to it being greenfield in its entirety.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>2. Will it minimise impact on the biodiversity interests of land?</p>	<p>Development would see an altered relationship between the site and the natural environment given its current greenfield status. However there are few habitat features internally within the site most likely due to the sites long term agricultural use. The site is contained by important habitat features however – Dunshill Shelterbelt LWS whilst beyond the eastern boundary is essentially adjacent to it, and Spondon Wood LWS is adjacent to the western boundary. Whilst they are sited externally, development of the site would propose specific risk to their long term protection if not addressed adequately. The promoters indicate that an appropriate buffer could be afforded to Spondon Wood, for example. When considered alongside BNG requirements, it is likely</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		effects on this criteria question could be mitigated but the sites siting between these two assets does represent additional sustainability risk in terms of this criteria question until such mitigation could be assured as part of detailed plans.		
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 80 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an 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 small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>New homes will 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 new homes at this location would give rise to a notable number 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.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (80 dwellings) severely limits the extent of this effect though it is still a negative one.	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?	Aside from a very small section of land falling within Flood Zone 2 along the eastern boundary of the site, the site is within Flood Zone 1. The promotor has confirmed this area of land could be excluded from the developable area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	Neutral 0	Neutral 0
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. The site does not contain a notable watercourse nor is it nearby to one, therefore it is also unlikely to have a negative effect.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at around 80 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	A pond is present in the southeast corner of the site. No watercourse interacts with the site and the promotor has confirmed the area containing the pond could be excluded from built development. It is unlikely therefore that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of	6. Will it cause any harm to a Source	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
flooding and to conserve and improve water quality.	Protection Zone or the water environment?	development would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.		
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 biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. However, the site is adjacent to two LWS designations and thus the sites development would present an additional sustainability risk in terms of this criteria question that would need to be addressed adequately.	Minor negative -1	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.	2. Will it allow for biodiversity net gains?	A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along external boundaries of the site which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>Whilst the site is relatively small and so its ability to provide open space would not be assumed at this stage, the site promoters have confirmed that open/green space would be provided not least to aid in buffering the adjacent Spondon Wood LWS from development. A masterplan has been provided demonstrating the feasibility of this.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure</p>	<p>6. Will it improve the quality of</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so</p>	<p>Neutral 0</p>	

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.	existing open space?	development would not have any impact or effect in enhancing the quality of existing open space.		
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 distant from Borough's strategic green and blue infrastructure network and does not have any direct or nearby connectivity into the PROW network. The site is unlikely therefore to contribute in any way to its protection or improvement but equally would not result in its deterioration.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	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. Features such as medium to large sized fields and mixed farming are noted. The site would not enhance landscape character but equally the site on its own does not strongly exert type characteristics and in any case a suitable masterplan for the site could contribute to maintaining any links. Moreover, the site would be relatively well enclosed – by Spondon Wood to the west and Dunshill Shelterbelt to the east and would only come forward after delivery of the larger Spondon site to the south so that its impact on wider landscape character ultimately would be minimal.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>It is unlikely development of the site would have an active positive impact on visual amenity. However, the enclosed nature of the site, for reasons outlined at 14(1) means it is visual impact is likely to be well contained.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?</p>	<p>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 particularly as it is tied up with delivery of a site to the south which has not yet been constructed. Any future housing at this location would be expected to maintain the general pattern and layout evident in the site to the south, influenced by the form present within the north of Spondon which is unremarkable. The site otherwise would be well contained and related to the larger site and thus conurbation. It is unclear if the site would be able to contribute to enhancing local distinctiveness but it highly unlikely to deteriorate it.</p>	<p>Neutral 0</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and</p>	<p>The site has the potential to conserve the interrelationship given its location adjacent to existing built form and its limited extent as well as significant established vegetation assets along its outer boundaries It's development would leave large areas of open countryside to its north with the opportunity</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhancing the place through good design.	the built environment?	for the site to graduate between the existing built form of Spondon and any future development to its south and open countryside. The site is relatively enclosed and would be well related to existing built form and a relatively subtle alteration to the wider landscape as a result.		
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 only heritage asset within close proximity of the site is Spondon Wood Farm to the north. Given the separation distance between it and the site, as well as presence of boundary vegetation between (with the potential also for enhancements to these boundaries), it is not likely the site would be of detriment to this asset. The site is likely to conserve the historic environment but not enhance it.	Neutral 0	Minor positive +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?	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 character and distinctiveness particularly as it is tied up with delivery of a site to the south which has not yet been constructed. Any future housing at this location would be expected to maintain the general pattern and layout evident in the site to the south, influenced by the form present within the north of Spondon which is unremarkable. The site otherwise would be well contained and related to the larger site and thus conurbation. It is unclear if the site would be able to strengthen character and local distinctiveness	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		but it highly unlikely to deteriorate it.		
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 within the borough albeit there are few assets in close proximity to the site. As an extension of the conurbation, the site is well related to Derby City and its wide variety of cultural assets available to engage with so would also contribute to enabling further engagement with these.	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?	Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment, particularly in view of the lack of assets close by to the site.	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 Management To prudently manage the natural resources of the area	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the	Neutral 0	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including soils, safeguarding minerals and waste.		consumption of raw materials throughout the build period.		
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 an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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	5. Will it protect the best and	The site falls within ALC Grade 3. Development of the site would not therefore prejudice the best and most	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.	most versatile (BMV) agricultural land?	versatile agricultural land.		
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 greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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 partly located within the Coal Authority's 'standing advice' risk area. This and the absence of any conflicting land based policy in the Derby and Derbyshire minerals plan means it is highly unlikely that development would sterilise mineral resources.	Neutral 0	

Site: CSR-0042 Land east of Morley Road, Oakwood

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 280 dwellings would be expected to demonstrate an effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the larger scale of proposed development at this location.</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough, but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which, due to its undeveloped status, does not contain any existing unfit or vacant dwellings, does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. This results in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it, such as suitable and safe forms of vehicular access to link it to the local road network, the provision of any additional standalone items of infrastructure such as education (except for contributions for additional school places) or retail facilities is unlikely due to the size of site at 280 homes. Notwithstanding, any future development would still be required to make contributions to existing facilities where necessary, but new residents would ultimately be reliant on existing infrastructure provision within the Oakwood neighbourhood of Derby, rather than enhanced or new standalone provision resulting from the potential development of the site.</p>	<p>Minor positive +1</p>	

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 is not of a scale that would provide for land or uses that might improve the diversity and quality of jobs in the long-term. Notwithstanding this, construction activity associated with the site's implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development and period of time the site would be under construction.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment ?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However, construction activity associated with the site's implementation would result in a short-term stimulus to employment opportunities locally in the construction and building sector. But this would be unlikely to result in strong effect on this criteria question over the long-term covering the plan period.	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(1) & 2(2), however such opportunities are unlikely to benefit rural productivity specifically. Whilst the site has historically fell under an agricultural use, mapping of Agricultural Land Classification shows land here assessed as Grade 3 (Good to Moderate). However, the available mapping does	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		not determine the split between Grade 3a and 3b to enable the Council to know whether land across the site constitutes best and most versatile land agricultural land. Regardless of the grading of farmland, the promoted capacity of homes at this location would make only limited contribution to rural productivity, not least because of the edge-of-urban location which sees economic activity generally focused more on urban conurbations, and specifically towards the Derby urban area, which is situated directly adjacent to the site, west of Morley Road.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. Notwithstanding, the site is somewhat distant from other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs given the direct proximity to a large, predominantly residential settlement within Oakwood to the west of Morley Road, and the open countryside on the east side of the same road.	Neutral 0	Neutral 0
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure	2. Will it provide business/university clusters?	Potential development on the site would not be of a suitable scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses. It has	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including infrastructure to support the use of new technologies.		also been promoted only for residential uses.		
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 in size, or an appropriate location on the edge of the Derby urban area with countryside beyond, to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater, yet still relatively modest, opportunity to live and work within the plan area as a result of a boost in the supply of new dwellings that development at this location would bring. 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?	The site, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Potential development of this site would result in a modest increase in additional population in the vicinity of nearby Oakwood who would be reliant on using existing facilities for largely convenience/day-to-day goods. The land is distant to the Borough's network of shopping centres as it is located on the fringe of the Derby urban area, so there would be no demonstrable linkage between a development at this site and the vitality of any Erewash centre. However, the additional population within the catchment of the Oakwood District Centre, albeit slightly distant from the site being assessed at approximately 2.1km away would encourage a minor increase in the vitality of this particular centre due to it being the closest centre with a notable range of day-to-day services and facilities.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The site is somewhat limited in its connectivity to nearby recreational trails. Access to the formal Green and Blue Infrastructure network inside Erewash is fairly indirect and requires travel to reach and to benefit from it. The site, however, is within a short distance (approximately 800m) of the Great Northern Greenway, an incomplete multi-user trail which links at each end the urban areas of Derby and Ilkeston. This allows for wider access to a comprehensive network of public rights of way which pass throughout the Erewash countryside.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>The site's location, closer to Oakwood's range of facilities than to those in any Erewash centre, means that land here can benefit from green space assets such as Oakwood Park – with formal leisure facilities also nearby at Springwood Leisure Centre. So whilst the site itself is not of a sufficiently large scale to provide its own green space network (although the provision of some open space would be expected on a site 16ha in size), assets within a walkable distance of the site do provide potential residents with an opportunity to fulfil an active lifestyle that would lead to better general health outcomes for an individual.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>New health facilities would not be expected to form part of the site's possible development as a result of its size and proximity to nearby services, and therefore any future potential development would not improve access to health services through direct provision. Growth in the vicinity of Oakwood would likely result in a need to bolster healthcare facilities and infrastructure already present within that neighbourhood due to the arising increase in population. Healthcare facilities, in the form of Oakwood Surgery on Bishops Drive, may therefore require financial support to delivery any assessed enhancements to capacity (be it medical staff or extensions to estate/facilities) – but a possible development would not by itself improve access to</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		health services.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	<p>As referenced in 5(1), the site's relative isolation from formal, strategic-scale Green Infrastructure inside Erewash does mean travel would be required to access these recreational assets which exist within the wider area to the east and north of the site. However, the presence of a nearby leisure centre within the Oakwood District Centre at Springwood (around 2.1km away) does offer opportunities for those living at a potentially developed site to undertake in recreational physical activity. This is supplemented by the proximity to other assets mentioned at 5(1).</p> <p>Despite the site totalling 16ha in size, the site itself would be unlikely to big significant enough in scale to contribute to a network of new green or open spaces to the extent that the assets would directly and tangibly increase opportunities for recreational physical activity for inhabitants of a developed site here – alternatively relying on nearby assets for residents to benefit from.</p>	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	At approximately 16ha in size, the site would be expected to provide new open spaces to enhance the amenity of inhabitants living across a developed site. An illustrative masterplan has been provided by the site promoter to indicate broadly where, and to what scale open/green space would	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	space?	<p>be situated across the site – with ample open/green space provided for within the south-east of the site.</p> <p>There is no open space situated within the site’s boundaries given its private status, so development would not have any impact or effect in enhancing the quality of existing open space either. Potential for enhancing nearby open space is possible, but in relation to existing assets within the Oakwood neighbourhood on the fringe of the Derby urban area – albeit the larger assets are situated a reasonably lengthy walk away to access.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	5. Will it improve access to local food growing opportunities?	<p>Given its agricultural use (Grade 3 land (Moderate to Good) in its quality), development would see active farmland lost around the Cross Roads Farm, and as a result, impact negatively on improving access to local food growing opportunities. There may be scope to identify a retained smaller area of land as part of the wider site which can maintain local crop/food growing. However, the indicative masterplan supplied to promote potential development does not make provision for such a use. The scale of agricultural loss, albeit involving average quality farmland, with as much as 16ha of farmland lost, justifies the conclusion.</p>	Minor negative -1	
<p>6. Community Safety To improve community safety, reduce crime and the fear of</p>	1. Will it reduce crime and the fear of crime?	<p>The construction of 280 homes at this location would result in the urbanising of currently private greenfield land in agricultural use, giving rise to the</p>	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
crime.		heightened convergence of additional population from within the wider locality – largely from the neighbouring or nearby areas of Oakwood and Chaddesden. As a result, incidences of crime typically associated with property and motor vehicles are very likely to increase from a zero baseline - even if only to a minor extent. This would also likely heighten the fear of crime in the wider locality. The opportunity to reduce incidences and fear of <i>rural</i> crime through the site’s potential development 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?	The land upon which this site would be developed has little within it, except for the farm complex (Cross Roads Farm) located within its north-eastern corner, that would contribute to it being considered as ‘built environment’, with it located adjoining the Derby urban area. Consequently, safety and security of the built environment is not an existing concern, with the site’s development likely to result in an expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design & landscaping of a scheme, it would not be able to alleviate all concern and as such, delivery of the site would result in a net increase in the potential for safety and security issues relating to the built environment when compared with the existing character of the land.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. An associated increase in population nearby to the Derby urban conurbation from this site's potential development means that existing assets in the locality are likely to be afforded greater support and, consequently, result in stronger prospects for their longer-term protection. Development of the site would not directly lead to enhancement of existing assets, although an increase in the population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the modest number of homes - impetus for such enhancements.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of this site would result in a modest increase in the Borough's population, albeit more closely related to the Derby urban area/conurbation. This will increase, albeit marginally, the proportion of the overall plan area population able to access and engage with community activities at local facilities, albeit these would be within a neighbouring local authority area with a relatively strong range available at the Oakwood District Centre around 2.1km south-west of the site.</p> <p>The site itself would be too limited in scale, even at</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		16ha, to provide any additional facilities in isolation - and the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and therefore hard to quantify.		
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?	A potential development of approximately 280 homes is unlikely to be of a scale that would result in a need for new facilities in nearby centres – in this instance, the district centre at Oakwood inside Derby City 2.1km to the site's south-west. Whilst not contributing to an increase in the scale and range of facilities, development of 280 homes and the new population resident at this location would also not likely see a reduction in the range of existing facilities either. In reality, new residents would help support the continued vitality of existing facilities being offered to the wider neighbourhood - a scenario referred to at 4(1).	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	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in south-western part of the Borough. At 280 homes, it is not expected that the site at this scale would be large enough to adequately support major enhancements to the current road or public transport network. An indicative masterplan identifies a single vehicular access serving the entirety of the site with a junction with Morley Road.</p> <p>Traffic exiting the site would therefore primarily route to junctions at Kings Corner to the north and the Oakwood Drive/Acorn Way/Morley Road roundabout further south. Some traffic would likely route through minor residential roads throughout the Oakwood neighbourhood, and also along Locko Road in the direction of Spondon.</p> <p>Traffic modelling carried out for the Council indicates the roundabout has no capacity issues. Although the junction at Kings Corner (AM peak only) and back towards Chaddesden (AM and PM peaks) along Morley Road are both exceeding capacities at different times during the day. This suggests traffic generated by the site from 280 homes is likely to worsen the assessed situation.</p> <p>In terms of public transport, the site is around 200m</p>	<p>Minor negative -1</p>	<p>Major negative -3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>from the nearest bus stops, which sees the 32 bus route link Derby and Ilkeston with an hourly daytime service. This route follows Morley Road back in the direction of Derby, which as described above, does see a number of busy junctions at various places along it. This might serve to limit the effectiveness of this element of transport infrastructure with buses sharing the same road space as cars, and being subject to the same delays at peak times.</p>		
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>As commentary describes above in 8(1), issues identified with the local road network in the vicinity of the site under assessment are unlikely to contribute towards the development of a transport network that minimises the impact on the environment. Whilst the site is within 200m of bus stops which are served by a route enabling passengers to access Derby and Ilkeston, junctions along that route are shown by traffic modelling to be operating either at or in excess of capacity. This neutralizes the effectiveness of public transport to offset the reliance of the private car. As a result, the desirability of bus as an alternative mode of travel is weakened – seeing further car journeys and general reliance on the car impact on local junctions and sections of road. For the scale of development proposed (280 homes), this site could potentially worsen these conditions. A range of local facilities can be accessed in Oakwood District</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Centre around 2.1km away from the site – although this distance of walk may be excessive for a proportion of residents, and the 32 bus service referred to in 8(1) only partially reduces this distance.		
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?	As discussed by 8(1) and 8(2), this is unlikely given the restrictive environment that non-car modes of travel are subject to in the local area around the site. Additionally, all highways around the site are relatively narrow in carriage width which does not allow for the provision of dedicated off-road (or separated on-road) cycling or bus lanes to provide alternatives to travelling by private car.	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?	This is unlikely for reasons set out in responses to other questions as part of this objective. As highlighted at 8(2), the nearest centre with a range of local community facilities is Oakwood district centre located 2.1km away. From the site, the option to access the district centre other than foot is restricted to the 32 bus route, and a connecting change to the 302 service (only one service per day). The potential development would not lessen accessibility to services and facilities – but it would not contribute to increasing this.	Neutral 0	
9. Brownfield Land To make efficient use of	1. Will it make efficient use of	No. The site is entirely greenfield in its classification, so development would not be making	Major negative	Major negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
brownfield land and recognise biodiversity value where appropriate.	brownfield land?	efficient use of brownfield land.	-2	-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?	<p>Development would likely see an altered relationship between the site and the natural environment. With the site historically in an agricultural use, its biodiversity levels within the site's boundaries will largely be basic and limited as a consequence of agricultural practices over several decades. The site has no statutory or non-statutory wildlife designations either on or immediately off-site. However, there will still be some biodiversity supported by the site, with some internal hedgerow that encloses the wider land into several fields providing habitat for species. A dense tree belt which adjoins part of the site's eastern boundary would also be expected to support low-level biodiversity and ecological networks to a minor extent. It is likely that to assist with the site's enclosure and integration with its surrounds, boundary treatments and ecological features would be retained to enable a development to enjoy a sense of place, and to also contribute to landscaping – something shown through an indicative masterplan showing a developed site.</p> <p>Notwithstanding the benefit of BNG requirements, the site's possible development is considered to broadly minimise impact on biodiversity interests of</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the land for the reasons considered above - although construction would expectedly alter the current interface between the land and biodiversity.		
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?	Development of this site would inevitably result in additional energy use owing to the land's current greenfield, undeveloped status. Potential provision of 280 new homes would see a modest increase in energy usage and demand from the grid at a local level. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an 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 in line with current building regulation requirements would make a small, positive contribution to the energy efficiency of domestic building stock within the plan area.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites of this scale have the potential to support the generation and use of renewable energy, it will be for masterplanning of the site to a level more detailed than the information supplied by the site promoter, to fully explore embedding such measures within any future scheme. Provisionally, the larger the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can supply energy back to networks.		
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?	Developments of this scale do offer greater opportunity to explore the practicalities of introducing community energy systems. 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?	All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest degree in adding housing stock in the Borough better equipped to adapt to changing climatic conditions.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by	1. Will it increase levels of air, noise and other types	Given the existing land-use of the site classified as a greenfield location, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The scale of the site at 280	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
air, noise and other types of pollution.	of pollution?	dwellings moderates the impact of such increases – coupled with the site’s relatively close relationship with the built-up environment on the fringes of the Derby urban area, which sees a sizeable number of other domestic properties in the Oakwood area also generating small levels of pollution. Should new homes be built at this site, building regulations would influence higher levels of efficiency than the overriding majority of existing surrounding housing stock. Notwithstanding, the altered conditions away from the current baseline which sees the land in an agricultural use still results in a negative score.		
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 entirety of the 16ha site is located within the Environment Agency’s Flood Zone 1. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around nearby watercourses. An absence of watercourses in the wider vicinity of the site helps to demonstrate that potential development at this site would not be expected to adversely impact on flood conditions throughout the wider area.	Minor positive +1	Neutral 0
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.		movement of water, ensuring water quality would not be adversely impacted.		
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 site is unlikely to assist with the conservation of water given the demand arising from each of the 280 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources.	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?	The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.	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?	In the absence of watercourses, major or minor, within the wider area that the site is set within, then it is unlikely that any future development of a scale in the region of 280 homes would be granted approval which didn't make sufficient provisions for the control of discharge into the nearest watercourse to risk worsening WFD status.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The site has no biodiversity assets, either statutory or non-statutory across its land. The nearest asset is the Breadsall Cutting SSSI and Local Nature Reserve around 0.6km north of the site. As commented upon at 9(2), some features supporting biodiversity and ecology are to a limited extent on the site in the form of several isolated trees, but more notably internal and surrounding hedgerow and dense tree belts. The current agricultural land-use is not expected to support high levels of biodiversity as a consequence of land maintenance and agricultural practices. The absence of recognised designations on-site suggests that land under assessment does not support extensive habitats. These considerations, as well as the limited scale of the site and proportionate requirements around BNG improvements, limits any negative effect on this criteria question with regards to this site specifically.</p>	<p>Neutral 0</p>	<p>Major positive +3</p>
<p>13. Natural Environment, Biodiversity, Green & Blue</p>	<p>2. Will it allow for biodiversity</p>	<p>Yes. Potential development of sites such as this can help to deliver biodiversity net gain, with more</p>	<p>Minor positive</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	net gains?	<p>flexibility available as a result of the space larger sites have to create the habitats necessary to support species. Even allowing for this, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be made on-site. However, on-site gains would result in more significant localised benefits in sustainability terms and with the site 16ha in size and an indicative masterplan illustrating that a relatively sizeable area of the site in its south/south-west being provided for, then potential development should be able to comfortably accommodate the land necessary to support new habitats which help create new ecological networks within the wider site.</p>	+1	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	3. Will it conserve and enhance the geological environment?	<p>Potential 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.). However, with no Regionally Important Geomorphological Site designations nearby to the submitted site (the nearest are Lees Brook and Dam Brook, both around 1km away), the scale and consistent topography of the site is such that effects would be negligible.</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would potentially provide a small increase, enhancing woodland cover by virtue of any future development. As described at 9(2), current on-site coverage is limited to a few isolated trees, although the land is effectively contained by boundaries consisting of a dense tree belt. This is most notable along the eastern boundary where a belt runs southwards towards Birch Wood on the edge of the Locko Hall estate. An indicative masterplan shows the retention of the described trees, with these supplemented by small plantations in the south/south-east of the site.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>Similarly to the commentary concerning woodland in 13(4), notable provision for new green space has been made by the site promoter in respect of the site, which an indicative masterplan shows as buffering the built part of a potential development from the east, south and north boundaries of the site. Given the private status of the land at current, this would be a small net additional area of open/green space.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space. There would likely be scope to utilise developer contributions to invest in facilities at</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		other major areas of open space within the Oakwood neighbourhood (Oakwood Park representing the nearest), but formal open space facilities are located some way from this site – somewhat negating the benefits from the availability of s106 monies.		
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 relatively distant from the formal Green and Blue Infrastructure networks in the Borough identified by the draft CSR plan, so development would have a negligible impact on these networks. The Great Northern Greenway (a former railway line, and now partially complete multi-user recreational trail) is located relatively close to the north of the site beyond Kings Corner (and along Lime Lane) but still remains sufficiently distant at around 700m not to have any impact upon this particular GI asset.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is wholly located within the South Yorks, Notts and Derbys Coalfield landscape area, with the land assessed as forming part of Plateau Estate Farmlands. The site continues to fulfil an agricultural function with close to 16ha of farmland and displays a strong relationship to the site's assessed characteristics which identify land as gently undulating, with small plantations, medium to large fields and as a result of its elevation, long distance views. Whilst discussed more at 14(2), the widely visible land from both Morley Road (looking	Major negative -2	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>east), and Derby Road (looking south) provide a strong sense of overlooking across the site, with the potential for development making a significant impact to an alteration in character, urbanising a sizeable area of land which currently demonstrates a strong resemblance to its identified character type and area. The lack of enclosing features across the site (symptomatic of the medium-to-large fields recognised by the landscape type) also strongly contributes to the character, with the indicative masterplan provided in support of future development showing a sizeable area accommodating approximately 280 homes. The scale of change to the character, and the difficulty in limiting the impact of alteration would result in major variance from how the land currently contributes to the assessed landscape character.</p>		
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>Further to 14(1), land at this location is significantly open and visible from a number of points around the site's perimeter – with the site bounded by three separate highways also allowing for this to occur. These enable long-distance vistas over and across the site, a notable characteristic of the landscape type that the site is located within. From Derby Road, the highest boundary of the site, views southwards into Leicestershire are possible with few visual breaks owing to the area's topography. From Morley Road, the openness of land allows views across the site for nearly 0.5km,</p>	<p>Major negative -2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		with a tree belt linking Derby Road to Birch Wood visible some way in the distance from the highway. The openness of land across the site, and the range of wide, expansive views from locations around its periphery means any scale of development at this location would make a major impact on scale, stymying vistas which extend over a sizeable wider area.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	The site adjoins the Oakwood area of the Derby urban area which extends to the west side of Morley Lane along the site's western boundary. This results in a notable difference in character between the vast area of late c20th housing development on one side of Morley Lane, and the open countryside which commences immediately to the other side. As such, the land under assessment is influenced by the neighboring urban area – although Morley Road acts as a clear divide between urban and rural characters. Whilst development would therefore have a negative impact over landscape character and visual amenity, a potential development would not maintain or enhance any perceived distinctiveness of the adjacent townscape by adding further modern housing development.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the	4. Will it conserve or enhance the	As discussed by 14(1) and 14(2), the site is sensitive to change due to the strong relationship between it and the assessed landscape character	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
landscape and townscape character, including heritage and its setting and enhancing the place through good design.	interrelationship between the landscape and the built environment?	of the area it sits within. Currently, Morley Road represents the eastern-most extent of the Derby urban area with the extensive Oakwood neighbourhood contained to its west. This contributes to a stark and extremely legible visual separation between urban and rural area on the fringes of the city, with any potential development at this location jumping Morley Road and urbanising land to its east. This would substantially alter the current relationship between the built-up area and surrounding countryside that has held to date.		
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 limited direct links with the conservation or enhancement of the historic environment, with no designated or non-designated heritage assets on, or immediately off-site. As such, potential development would not be expected to make any notable impact on the historic environment – although the site is located within the wider vicinity of the Locko Park Estate – a registered Historic Park and Garden with a number of listed buildings and structures located throughout on site. The Estate, although relatively isolated from the local road network, is widely accessible by foot with a number of Public Rights of Way extending within the wider Estate. Sufficient landscape features (mainly woodland/trees) help form a physical barrier between the site and the Estate, limiting the direct impact of development on	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		heritage assets – although the proximity of new housing close to the Estate’s outer fringes would potentially impact upon the setting of the Historic Park and Garden by bringing development to within 400m of its boundary.		
<p>15. Heritage To conserve the area’s heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>As described by 14 and 15, the site is notable for how it extends outwards beyond the Derby urban area, creating a marked contrast in land-use and character. Whilst there are few heritage assets or a noticeable wider historic environment immediate to the site’s west within the built-up Oakwood area of Derby, 15(1) identifies the proximity of the Locko Hall Estate (Historic Park & Garden) and various heritage assets. Currently, the extent of the Historic Park & Garden is around 0.8km away from the edge of the Derby urban area. Development of this site would see this gap halved to 0.4km. This demonstrates development would have an impact on the rural character that forms the setting to the Historic Park & Garden.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area’s heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to</p>	<p>An enlarged population at the site offers a limited opportunity 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. Oakwood, the nearest</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	participate in cultural activities?	neighbourhood, has a limited range of cultural activities owing to its relative modern age. For reasons discussed in the Transport section, bus provision, whilst serving close to the site, may not prove to be a desirable option to travel to heritage assets within the wider area due to localised pockets of congestion at over-capacity junctions. As discussed earlier, the nearby presence of a Historic Park & Garden at Locko Park offers a reasonably good level of access to the site under assessment – with a number of heritage assets scattered throughout the wider Estate.		
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 discussed at 15(1) and 15(2), this would be limited to the site's west due to the modern c20th character of the area, resulting in a weaker, less diverse historic environment. To the east of the site, levels of access to the countryside and several Conservation Areas are possible through accessing the public right of way network off Morley Road which allows access through the Locko Hall Estate, but this isn't a direct level of access with the footpath 1.2km south of the site, with development not likely to make any tangible improve to this objective which allows people to be closer the historic environment (and its enjoyment).	Neutral 0	
15. Heritage To conserve the area's heritage and provide better	5. Will it conserve and enhance the	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
opportunities for people to enjoy culture and heritage.	archaeological environment?	the archaeological environment.		
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 potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited scale of site at around 280 homes would help to minimise the volume of raw materials used.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations to demonstrate enhanced building performance and reduce its impact on the environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the	3. Will it result in additional waste?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 280 domestic	Major negative -2	

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.		properties on an ongoing, day-to-day basis.		
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 and type would not be expected to have any level of 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 is classified as Grade 3 land (Good to Moderate) by Agricultural Land Classification mapping. A split of Grade 3 in Grades 3a and 3b is not possible due to the absence of more detailed mapping. This results in an unknown status as to whether the farmland is best and most versatile. However, land here is distant from any nearby BMV which suggests that farmland is moderate (Grade 3b) in its quality. Despite 16ha of agricultural land around Cross Roads Farm being susceptible to loss from development, the unlikelihood that this is BMV means the effects are neutral.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. Whilst green spaces and parkland are shown to be made provision for as part of a potential future development, it would not mitigate against a substantial loss of greenfield land.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>The site is subject to an area where standing advice from the Coal Authority would apply in the event of development. This suggests the risk of mining activity is low, and historic mapping data does not indicate any past mining activity (open cast/surface) 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.</p>	<p>Neutral 0</p>	

Site: CSR-0043 Land north-east of Acorn Way

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 160 dwellings would not be expected to result in a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the rather limited scale of proposed development when compared to the Borough's current housing stock.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at its more basic end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site could 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 does not contain any dwellings given its undeveloped, greenfield status does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the site’s location outside of one of the Borough’s major settlements – albeit the site does adjoin a proposed housing development that could see an extension of the Derby built-up area in the event of land allocated directly to its west. This might see some limited linkages and synergy insofar as a wider reduction in unfit/vacant homes.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it (such as vehicular access to adjoin Acorn Way, contributions for off-site road junctions or the provision of any additional infrastructure such as educational facilities (with the exception of contributions for additional school places at local schools) or new retail/community facilities would not be likely due to the relatively limited size of site. Nevertheless, any future</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		development would still be required to make contributions to existing facilities wherever infrastructure providers deem it to be necessary, but new residents would ultimately be reliant on existing infrastructure provision within the Oakwood neighbourhood of Derby, rather than enhanced or new standalone provision resulting from the potential development of the site.		
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The site is not of a scale or location that would provide for land or uses that has the potential to improve the diversity and quality of jobs in the long-term. Notwithstanding this, construction activity associated with the site's implementation would be likely to provide a short-term boost to the diversity and quality of jobs locally (specifically in the construction sector), but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.	Neutral 0	Neutral 0
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment ?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long-term. However, construction activity associated with the site's implementation would result in a short-term stimulus to employment opportunities locally in the construction sector. But this would be unlikely to result in strong effect on this criteria question given the limited scale of development under assessment.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>3. Will it improve rural productivity in terms of employment opportunities?</p>	<p>Some job opportunities would be expected to arise through delivery of the site as considered at 2(1) & 2(2), however such opportunities are unlikely to benefit rural productivity specifically. Whilst the site has historically fell under an agricultural use, mapping of Agricultural Land Classification shows land here assessed as Grade 3 (Good to Moderate). However, the available mapping does not determine the split between Grade 3a and 3b to enable the Council to understand whether land across the site constitutes best and most versatile land agricultural land. Regardless of the grading of farmland, the promoted capacity of homes at this location would make only limited contribution to rural productivity, not least because of the edge-of-urban location which sees economic activity generally focused more on urban conurbations, not least towards the Derby urban area which is only several hundred metres west of the site.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>1. Will it provide land and buildings of a type required by businesses?</p>	<p>The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. Notwithstanding, the site is located away from other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs given the proximity to a large, predominantly residential neighbourhood at Oakwood.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it provide business/university clusters?</p>	<p>Potential development on the site would not be of a scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The site would not be of a scale in size, or an appropriate location in a semi-urbanised environment split broadly between residential and agricultural land, to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The population in general – including graduates – would be afforded a greater, yet still relatively modest, opportunity to live and work within the plan area as a result of a small boost in the supply of new dwellings that development at this location would bring. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively small number of new dwellings this site would be able to accommodate.</p>	<p>Neutral 0</p>	

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, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	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?	Potential development of this site would result in a modest increase in additional population in the vicinity of nearby Oakwood who would be reliant on using existing facilities for largely convenience/day-to-day goods. The land is distant to the Borough's network of shopping centres, so there would be no demonstrable linkage between a development at this site and the vitality of any Erewash centre. However, the additional population within the catchment of the Oakwood District Centre would encourage a minor increase in the vitality of this particular centre due to the relatively short proximity in distance.	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 is somewhat limited in its connectivity to nearby recreational trails. Access to the formal Green and Blue Infrastructure network inside Erewash is fairly indirect and requires travel to reach and to benefit from it. The site, however, is within a reasonably short distance of the Great Northern Greenway, an incomplete multi-user trail which links Derby and Ilkeston. This allows for wider access to a	Minor positive +1	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>comprehensive network of public rights of way which pass throughout the Erewash countryside.</p> <p>The site's location, closer to Oakwood's range of facilities than to those in any Erewash centre, means that land here can benefit from green space assets such as Oakwood Park and Chaddesden Wood – with formal leisure facilities nearby at Springwood Leisure Centre. So whilst the site itself is not of a sufficiently large scale to provide its own green space network, assets within a walkable distance of the site do provide potential residents with an opportunity to fulfil an active lifestyle that would lead to better general health outcomes for an individual.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>Health facilities would not be expected to form part of the site's possible development as a result of its limited size, and therefore its potential development would not improve access to health services through direct provision. Growth in the vicinity of Oakwood would likely result in a need to bolster healthcare facilities and infrastructure within that neighbourhood due to the arising small increase in population. Healthcare facilities, in the form of Oakwood Surgery on Bishops Drive, may require financial support to delivery any assessed enhancements to capacity – but a possible development would not by itself improve access to health services.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>As referenced in 5(1), the site's relative isolation from formal, strategic-scale Green Infrastructure inside Erewash does mean travel would be required to access these recreational assets which exist within the wider area east and north of the site. However, the presence of a nearby leisure centre within the Oakwood District Centre at Springwood does offer opportunities for those living at a potentially developed site to undertake in recreational physical activity. This is supplemented by the proximity to other assets mentioned at 5(1).</p> <p>However, the site itself would be unlikely to contribute to a network of new green or open spaces to the extent that the assets would directly and tangibly increase opportunities for recreational physical activity for those living at a developed site – instead relying on nearby assets for residents to benefit from.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>Given the limited size of the site, the ability to provide new open space becomes more challenging owing to the need to incorporate sufficient homes to demonstrate development viability. Although amenity green space would be required as part of any development's landscaping and design, this would be likely to be incidental in type and scale, and would be unlikely to provide any demonstrable positive effect on this criteria question alone. There is no open space situated within the site's</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		boundaries given its private status, so development would not have any impact or effect in enhancing the quality of existing open space either. Potential for enhancing nearby open space is possible, but in relation to existing assets within the Oakwood neighbourhood.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site forms part of wider farmland extending eastwards away from Acorn Way. Given its agricultural use (Grade 3 land (Moderate to Good) in its quality), development would see active farmland lost and as a result, impact negatively on improving access to local food growing opportunities. The scale of effect is limited however, due to the relatively small area of agriculture that would be lost as a result of development.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, the construction of around 160 dwellings at this location would result in the urbanising of currently private agricultural land. Development would see heightened convergence of visits from population within the wider locality. As a result, incidences of common forms of crime, typically associated with property and motor vehicles are very likely to increase from a zero baseline - even if only to a minor extent. This would also heighten the fear of crime in the wider locality. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The land upon which this site would be developed cannot be considered as 'built environment' and is located within a semi-urbanised setting adjoining the countryside and with the Oakwood and Chaddesden neighbourhoods fairly close by. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment on what is rural land. Whilst new development would seek to address safety and security concerns in its design and landscaping, it would not be able to alleviate all concern 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 character of the land and the area immediately around it.</p>	<p>Minor negative -1</p>	
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. An associated increase in population nearby to the Derby urban conurbation means that existing assets in the locality are likely to be afforded greater support and, consequently, result in stronger prospects for their protection. Development of the site would not directly lead to enhancement of existing assets, although an increase in the population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		modest number of homes - impetus for such enhancements.		
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Delivery of this site would result in a modest increase in the Borough's population, albeit more closely related to the Derby urban conurbation. This will increase, albeit marginally, the proportion of the overall plan area population able to access and engage with community activities at local facilities, albeit these would be within a neighbouring local authority area with a relatively strong range available at the Oakwood District Centre.</p> <p>The site would be too limited in scale to provide any additional facilities in isolation, and the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and therefore hard to quantify.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>A potential development of approximately 160 homes is unlikely to be of a scale that would result in a need for new facilities in nearby centres – in this instance, the district centre at Oakwood inside Derby City. Whilst not contributing to an increase in the scale and range of facilities, development of 160 homes and the new population resident at this location would also not result in the loss of any facilities either. In reality, new residents would help support the continuation of existing facilities being offered - a scenario referred to at 4(1).</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in this part of the Borough which forms an area very close to Derby City. Despite being promoted at 160 homes, it is not thought that the site would be large enough to adequately support major enhancements to the current road or public transport network – although an indicative site masterplan from the site promoter shows vehicular access linking the site directly to Acorn Way which borders to the west. Traffic leaving the site would route to roundabouts at each end of Acorn Way. Traffic modelling carried out for the Council indicates the roundabout at the southern end of Acorn Way exceeds junction capacity during morning and afternoon peaks. To the north, the more adjacent roundabout has no capacity issues – although</p>	<p>Minor negative -1</p>	<p>Major negative -3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>junctions beyond this in the direction of Kings Corner (morning only) and back towards Chaddesden (morning and afternoon) are both exceeding capacities at different times during the day. This suggests traffic generated by the site may worsen the assessed situation.</p> <p>In terms of public transport, the site is around 300m from the nearest bus stop, which sees the 32 bus route link Derby and Ilkeston. This route follows Morley Road, which as described above, does see a number of busy junctions at various places along it. This might serve to limit the effectiveness of this element of transport infrastructure with buses sharing the same road space as cars, and being subject to the same delays at peak times.</p>		
<p>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.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>As commentary describes above in 8(1), issues identified with the local road network in the vicinity of the site under assessment are unlikely to contribute towards the development of a transport network that minimises the impact on the environment. Whilst the site is within 300m of bus stops which are served by a route allowing passengers to access Derby and Ilkeston, junctions along that route are shown by traffic modelling to be operating either at or in excess of capacity. This neutralizes the effectiveness of public transport to offset the reliance of the private car. As a result, the desirability of bus as an alternative mode of travel is weakened – seeing</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		further car journeys and general reliance on the car impact on local junctions and sections of road. For the scale of development proposed (160 homes), this site could potentially worsen conditions. A range of local facilities can be accessed in Oakwood District Centre around 1.2km away from the site – although this distance of walk may be excessive for a proportion of residents.		
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?	As discussed by 8(1) and 8(2), this is unlikely given the restrictive environment that non-car modes of travel are subject to in the local area around the site. Additionally, all highways around the site are relatively narrow in carriage width which does not allow for the provision of dedicated off-road (or separated on-road) cycling or bus lanes to provide alternatives to travelling by private car.	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?	This is unlikely for reasons set out in responses to other questions as part of this objective. As highlighted at 8(2), the nearest centre with a range of local community facilities is Oakwood district centre 1.2km away. From the site, the option to access the district centre other than foot is restricted to a once-a-day localised service which still requires a walk of around 500m to access. The potential development would not lessen accessibility to services and facilities – but it would not contribute to increasing this.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land.	Major negative -2	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?	<p>Development would likely see an altered relationship between the site and the natural environment due to its current status. The site forms part of farmland which suggests a lesser likelihood of supporting higher levels of biodiversity due to agricultural practices. Notwithstanding this, isolated trees are located within the site and a dense treeline along the site's eastern boundary are likely to support nature and form part of ecological networks. It is likely that to help with the site's enclosure, boundary treatments and ecological features would be retained to enable a development to enjoy a sense of place, and to also contribute to landscaping.</p> <p>Notwithstanding the benefit of BNG requirements, the site's possible development is considered to broadly minimise impact on biodiversity interests of the land for the reasons considered above - although construction would alter the interface between the land and biodiversity.</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>Development of this site would inevitably result in additional energy use owing to the land's current greenfield, undeveloped status. Provision of 160 new homes would see a modest increase in energy usage and demand from the grid at a local level. Whilst renewable energy schemes could be pursued to offset the impact (as well as construction to current building regulations), this would still result in an increase in energy use in excess of the current baseline.</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes in line with current building regulation requirements would make a small, positive contribution to the energy efficiency of domestic building stock within the plan area.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>The relatively small scale of the site under assessment for 160 homes means there is less likelihood of any future development having the potential to support the generation of and use of renewable energy for domestic needs. Some scope exists for individual dwellings to capitalise on opportunities for private initiatives such as solar panels on roofs, but this would be voluntary and not realistic to be expected to be utilised at every property.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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 masterplan-led 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 introduction of a community energy system, but further technical work would be necessary to confirm this view.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. Potential future homes would therefore be built with climate change resilience in mind, helping to a modest degree in adding housing stock in the Borough better equipped to adapt to changing climatic conditions.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>Given the existing land-use of the site, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The limited scale of the site at 160 dwellings moderates the impact of such increases – however, the altered conditions away from the current baseline which</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
pollution.		sees the land in an agricultural use still results in a negative score.		
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 entirety of the site is located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology around the Oaklands Brook that follows the eastern boundary of the site, and which may pose some additional risk to heightening risk levels at locations along the watercourse. Suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would therefore be required to ensure flood risk is not worsened off-site locally as a result of a possible future development.	Minor positive +1	Neutral 0
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. As referred to in 12(1), the site is bounded by Oaklands Brook which flows into the Lees Brook further south, so care would need to be taken regarding controlling surface run-off from the development in the direction of the watercourse. It would be expected that any future development would see the introduction of a standard sewer and drainage system established to control the movement of water, ensuring water quality would not be adversely impacted.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>3. Will it conserve water?</p>	<p>Development of this site is unlikely to assist with the conservation of water given the demand arising from every one of the 160 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources.</p>	<p>Major negative -2</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>4. Will it improve or help to promote water efficiency?</p>	<p>The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.</p>	<p>Minor positive +1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>As referenced at 12(1) & 12(2), the adjacent Oaklands Brook (and nearby Lees Brook) watercourse requires care to be taken in ensuring no discharges pass between this site and the Brook. Notwithstanding this, it is unlikely that a development would be approved which did not make sufficient provision for the control of discharge into a neighbouring watercourse to risk worsening WFD status.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The site has no biodiversity assets, either statutory or non-statutory across its land. The nearest asset is a local wildlife site which follows Oaklands Brook but stops around 170m south of the site. As commented upon at 9(2), some features supporting biodiversity and ecology are to a limited extent on the site in the form of several isolated trees, but more notably surrounding hedgerow and dense tree belts. The agricultural land-use will not support high levels of biodiversity as a consequence of land maintenance and agricultural practices. The absence of recognised designations on-site suggests that land under assessment does not support extensive habitats. These considerations, as well as the limited scale of the site and proportionate requirements around BNG improvements, limits any negative effect on this criteria question with regards to this site specifically.</p>	<p>Neutral 0</p>	<p>Major positive +2</p>
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>Potential development of sites such as this can help to deliver biodiversity net gain with more flexibility available as a result of the space larger sites have to</p>	<p>Minor positive +1</p>	

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.		create the habitats necessary to support species. Even allowing for this, law now requires that all development sites deliver 10% net gain even if delivered off-site, and this criteria question does not specify such gains have to be made on-site. That being said, on-site gains would result in more significant localised benefits in sustainability terms and with the site 7.5ha in size, it is thought that any development at this location could accommodate new habitat(s) which deliver net gains.		
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?	The site directly adjoins a regionally important geological (RIG) site, Lees Brook, which sits immediately to its south. Development of housing, particularly at a scale of 160 homes, has the potential to disturb the features and characteristics which have led to the identification of land for its geological and geomorphological importance. Whilst modern construction techniques are more respectful of and less intrusive towards underlying geology, the potential for disturbance affecting an adjoining RIGS would require careful consideration as not to cause harm.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue	4. Will it maintain and enhance woodland cover and management?	Development would potentially provide a small increase, enhancing woodland cover by virtue of any future development. As described at 9(2), on-site coverage is limited to a few isolated trees, although the land is effectively contained by boundaries consisting of sometime dense tree belts. This is most	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure and the natural environment.		notable along the eastern boundary where the Oaklands Brook runs and to the north of the site which bounds the Derby County FC training complex at Moor Farm. An indicative masterplan shows the retention of the described trees, with these supplemented by a small plantation in the east of the site.		
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 small amount of new open or green space appears to have been made provision for in the site promoters indicative masterplan in the east of the site, positioned next to a balancing pond. Given the private status of the land at current, this would be a small net additional area of open/green space.	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, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space. There would likely be scope to utilise developer contributions to invest in facilities at other open space within the Oakwood neighbourhood (Oakwood Park), but formal open space facilities are located some way from this site – somewhat negating the benefits from the availability of s106 monies.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue	7. Will it encourage and	The site is relatively distant from the formal Green and Blue Infrastructure networks in the Borough	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>protect or improve Green and/or Blue Infrastructure networks?</p>	<p>identified by the draft CSR plan, so development would have a negligible impact on these networks. The Great Northern Greenway (a former railway line, and now partially complete multi-user recreational trail) is located some way to the north of the site beyond Kings Corner but still remains sufficiently distant not to have any impact upon this particular GI asset.</p>		
<p>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.</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>This site is unusual in the sense that it actually spans two separate landscape character areas (South Yorks, Notts and Derbyshire Coalfield & Trent Valley Washlands) which also splits the site into two different landscape types (Plateau Estate Farmlands & Lowland Village Farmland). These are split into broadly two even areas, divided into an east-west arrangement. There is little by way of visual evidence of a change in landscape character between eastern and western sides of the site, with land clearly forming part of a wider area of pastoral farming land which was divided by the construction of Acorn Way during the 1990s. The road, together with the construction and expansion of the adjoining football training complex, have served to semi-urbanise the area to the east of Morley Road. As referred to already within this assessment, the site enjoys a strong degree of privacy by virtue of the surrounding boundary treatments which see varying densities of hedgerow and hedgerow trees help to screen the area from wider view. Notwithstanding</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>this, the site does bear the characteristics of both forms of farmland-based landscape types, although the dense tree belt along the eastern boundary does serve to separate the land from a much wider and extensive area of farmland which extends out towards Locko Park. Potential development at this location would alter the character of the landscape, and even with details provided by the site promotor which suggest the retention of boundaries and isolated trees throughout the site, the scale of development would be a significant driver for an altered landscape.</p>		
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>As 14(1) alludes to, the site is notable for its lack of wider surrounding visibility from points around it. This creates a sense of privacy across the land, with views into and out of the site heavily restricted. This includes from Acorn Way, a road with heavily-lined screens of high hedgerow and shrubs on both sides. The retention of these boundary features in the event of any future development would help to continue restricting current vistas and the wider visibility of the site. As such, development for residential uses would have only a limited impact on visual amenity.</p>	<p>Neutral 0</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape</p>	<p>3. Will it maintain and/or enhance the local</p>	<p>As considered by 15(2), the site finds itself on the urban fringe of the Derby urban area, with the development of the Oakwood area in the late c20th making a major contribution to the character of the</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>character, including heritage and its setting and enhancing the place through good design.</p>	<p>distinctiveness of the townscape or settlement character?</p>	<p>wider area around the site. This has diluted somewhat the rural, countryside character the site sits within – although undeveloped land still adjoins the site to its south and east. The dense tree belt which forms the site’s eastern boundary along Oaklands Brook does act as a visual break in the landscape which separates the site from the open countryside extending beyond, creating a sense that the land forms a stronger association with the area to its west – including land which forms part of another draft housing allocation west of Acorn Way, the suburban area of Oakwood beyond that and also the extensive football training complex bordering to the north. All of these factors demonstrate that potential development here wouldn’t make any tangible contribution to maintaining or enhancing the local distinctiveness evident in the site’s wider surroundings.</p>		
<p>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.</p>	<p>4. Will it conserve or enhance the interrelationship between the landscape and the built environment?</p>	<p>Further to 14(2) and 14(3), the rather fragmented and isolated character of the site due to the boundary treatments and surrounding land-uses result in a weak interrelationship between landscape and the built environment. Any future residential development would evidently impact on the landscape, but the largely private nature of the land would realistically not conserve or enhance this relationship, resulting in only a negligible effect.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The site has little by way of association with any on or immediately off-site heritage assets with no statutory or non-statutory designations in the wider surroundings. Traffic generated from the site's potential development wouldn't cause detriment to any nearby historic areas, be they Conservation Areas or the settings of Listed Buildings as a result of their general absence from the wider area.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>As described by 15(1), the wider area around the site is notable for its absence of historic assets. The gradual expansion of Derby's urban area – most notably Oakwood in respect to this site, sees a more modern, suburban character prevail, particular to the west of the site. As a consequence, any potential development of the site would not be likely to replicate any particular local character or distinctiveness connected to heritage assets.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural</p>	<p>An enlarged population at the site offers a limited opportunity 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. Oakwood, the nearest neighbourhood, has a limited range of cultural activities owing to its relative modern age. For reasons discussed in the Transport</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	activities?	section, bus provision, whilst serving close to the site, may not prove to be a desirable option to travel due to localised pockets of congestion at over-capacity junctions.		
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 discussed at 15(1) and 15(2), this would be limited to the west of the site due to the modern character of the area, resulting in a weak historic environment. To the east of the site, levels of access to the countryside and several Conservation Areas is possible through accessing the public right of way network via Morley Bridleway, but this isn't a direct level of access and development wouldn't improve this to allow people to be closer the historic environment (and its enjoyment).	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. However, it must be noted that the site does directly adjoin a Regionally Important Geological (RIGS) site at Lees Brook, potentially impacting ground conditions.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding	1. Will it lead to reduced consumption of raw materials?	The potential development of this site, which would consist only of residential properties, would not lead to any reduction in the consumption of raw materials. Construction of housing at the site would see an increase in the consumption of raw materials throughout the build period – although the limited	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minerals and waste.		scale of site at around 160 homes would help to minimise the volume of raw materials used.		
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 by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations 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?	The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 160 domestic buildings.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding	4. Will it reduce hazardous waste?	Development of this site and type would not be expected to have any level of impact on the production of hazardous waste locally.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 falls within ALC Grade 3 (Good to Moderate land). However, information helping to show whether the land falls within a Grade 3a or 3b categorisation is not clear in its conclusion. The land could, if Grade 3a, be best and most versatile land. However, the 7.5ha of farmland here is distant from any nearby BMV within Erewash or Derby City, suggesting that farmland is moderate (3b) in its grading and therefore any effect on this objective is negated.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	The site is greenfield in its classification (part of wider agricultural 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 and waste.	7. Will it sterilise mineral resources?	The site is subject to an area where standing advice from the Coal Authority would apply in the event of development. This suggests the risk of mining activity is low, and historic mapping data does not indicate any past mining activity (open cast/surface) 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: CSR-0044 – South of West Hallam

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 90 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide infrastructure required to service it, the provision of any additional infrastructure such as education or retail facilities would not be expected to emerge. The site would still be required to make contributions to existing facilities where necessary but the new population would ultimately be reliant on existing infrastructure provision within nearby settlements including West Hallam rather than enhanced provision resulting from development of the site.</p>	<p>Minor positive +1</p>	
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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. The site falls within Agricultural Land Classification grade 4. The site is therefore limited in quality and potential for agriculture. The site is currently vacant without active use so there would be no direct loss of existing productivity through its redevelopment at this time.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure	1. Will it provide land and buildings of a type required by	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
including infrastructure to support the use of new technologies.	businesses?			
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 structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	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	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	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. West Hallam is considered to be a key settlement providing a wide range of retail and service facilities within it – these facts have influenced the current policy desire to allocate Village Centre status to its central core. Maintaining the vitality and viability of settlement centres such as West Hallam which are away from the main urban areas of the borough will be aided by a new incumbent population attached to it.	Minor positive +1	Minor positive +1
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	1. Will it reduce health inequalities?	New residents would be able to utilise these facilities as the site is located adjacent to the settlement of West Hallam. The proximity of the site to the village centre would be likely to encourage access to essential services and facilities via walking, which encourages engagement with more healthy lifestyles. The site is not of a scale to provide its own	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		green spaces network but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public.		
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 to the site are a short walk away from the site in West Hallam. Therefore, while the site would offer excellent access to health facilities to an increased proportion of the Borough population.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally. Existing recreational open space across Beech Lane from the site would serve the site effectively.	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?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The site is classified as arable and grade 4 (poor) quality. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 90 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 even if only to a very minor extent 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 an expanded	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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.		
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?	The development of the site could occur in a way to complement existing cultural assets. For instance, development could assist assets that are present within West Hallam village. Connections such as footpaths between the site and nearby assets could be created to enhance local population's access to the assets. However, any positive impacts on the protection and enhancement of existing cultural assets are only expected to be minor.	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 attached to West Hallam and nearby to Ilkeston. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	Neutral 0	

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.	3. Will it increase the number of facilities e.g. shops, community centres?	The very limited scale of the site means it would not be expected to provide any facilities. It would therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.	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 and accessibility.	1. Will it use and enhance existing transport infrastructure?	The addition of approximately 90 houses would rely on the existing transport infrastructure present in West Hallam. 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 – though given the scale this would likely be minor.	Neutral 0	Minor negative -1
8. Transport To make efficient use of the existing transport infrastructure, help reduce	2. Will it help to develop a transport network that	The location of the site being adjacent to a village also means reduced access to public transport networks which are more comprehensive in the more urbanised areas, such as Ilkeston. Therefore, new	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	minimises the impact on the environment?	residents of the development may be required to utilise private vehicle transportation to access services. The location is in very close proximity to services would however see more sustainable means of travel adopted through regular travel to services.		
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?	It is expected that the development of the site would increase the number of journeys undertaken by private cars in view of the relatively rural location of West Hallam. Residents will likely travel to the neighbouring town of Ilkeston for amenities and to access services as West Hallam is not expected to provide all necessary day to day services for residents to access sustainably. Although this option would not actively reduce car journeys, it's very limited scale means the opposite effect would also be minimal but nonetheless be negative.	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 unlikely to provide any additional facilities due to its limited scale. However, due to the sites location adjacent to West Hallam would provide excellent access to essential services and facilities. Accessing a more comprehensive range of services and facilities would likely require private vehicular travel to Ilkeston, however.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	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 but the site is currently used for agricultural and equine purposes and this reduces the likelihood of it supporting higher levels of biodiversity due to the managed and intensified nature of the land's usage. There are very few habitat features across the site (such as hedgerows) – and the external boundaries which are made up of established trees and hedgerows could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to positively minimise impact on biodiversity interests of the land for the reasons considered above.	Neutral 0	
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 90 new homes would see a small, but still notable increase in energy usage Locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>Homes that might potentially be 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 new homes at this location would give rise to a notable number 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.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (90 dwellings) severely limits the extent of this effect though it is still a negative one.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally. The provision of SUDs is made clear in the site layout submitted by the promoter.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. There appears to be no known watercourses within or within close proximity to the site, which mitigates against any negative impacts of development to water quality.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 90 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	
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?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>There are no identified watercourses on the site. The change of use from agricultural fields to a housing development could have implications on water filtration, such as run-off. However, the development would be expected to incorporate sustainable drainage systems within the design. The provision of SUDs is made clear in the site layout submitted by the promoter.</p>	<p>Neutral 0</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>The biodiversity value of the site has not been comprehensively assessed. Although the site falls within an area identified by DEFRA as important for priority bird species, records show no statutory or non-statutory biodiversity assets are either directly on or located just off-site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the current equine use of the site is also less likely to propagate high value biodiversity within it. The site does not contain any notable habitat features internally. The site boundaries of the site</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		including mature hedgerows and trees, though this could be retained. As such potential impact on important biodiversity features such as these as a result of site redevelopment is minimal. These considerations as well as the very limited scale of the site and requirements around BNG limits any negative effect on this criteria question with regards to this site specifically.		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	2. Will it allow for biodiversity net gains?	A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the site is such that effects would be negligible.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along northern and western boundaries where there are some scattered hedgerow trees, and in the south-eastern corner of the site, where the site borders an area of woodland. Trees along the site boundaries could be retained as part of a masterplan as the site does not extend beyond this. The promoter's site layout indicates that trees along the site boundaries will be retained, and an area of open space will buffer the existing woodland. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>With the site relatively small at 3.9 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	

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?	A nearby PROW in West Hallam approx. 300m from the site would provide access to the Great Northern Greenway, which is one of the formal GI assets within the borough which is a focus for future investment, enhancement and protection. Additional population within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement long term.	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 South Yorkshire, Nottinghamshire, and Derbyshire Coalfield area, and more specifically, forms part of the Coalfield Village Farmlands type. The site displays some conformity with the specified characteristics identified by work undertaken by Derbyshire County Council. It is noted that small villages are a notable feature of this type but the increase in dwellings that this site would result in West Hallam becoming more than a small village by extending outwards, however development of the site would largely be situated within the visual extent of West Hallam, and would form a natural extension. The limited scale of development further mitigates against the negative impacts on landscape character.	Neutral 0	Major negative -2
14. Landscape and Built Environment To protect and enhance the	2. Does it have a positive impact on	Development of the site would have an impact on visual amenity to the current appearance consisting of enclosed agricultural fields. Development at the	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
landscape and townscape character, including heritage and its setting and enhancing the place through good design.	visual amenity?	site has the potential to make a positive impact visually, with thoughtful and creative landscaping of green spaces and positive design of new buildings. However, the land currently provides a largely open setting for the southern side of West Hallam across farmland that can be considered as a positive vista. The limited scale of the site limits this 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?	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. However, the site sits on the edge of West Hallam Conservation Area. The addition of approximately 90 homes will have some impact on the present character of the site. The new housing could be designed in a way to take regard of local distinctiveness and character but it will likely still have a minor impact on the townscape of West Hallam.	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.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The site has the potential to conserve the interrelationship given its location largely nestled amongst existing built form to the north and east, and within the visual extent of West Hallam. Development would be unlikely to enhance the interrelationship due to the fairly low level of enclosure offered by hedgerows.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>The site directly adjoins a Conservation Area (West Hallam). The impact of new housing on the eastern part of the site may therefore be detrimental to the historic character of this setting. The design or use of development, in particular the section which adjoins the Conservation Area, could be designed in a way to minimise harm to the historic setting. Some level of screening may be afforded by existing properties.</p>	<p>Minor negative -1</p>	<p>Neutral 0</p>
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>Any future housing at this location would be expected to maintain the general pattern and layout evident in the western portion of West Hallam given its physical relationship. However, the sites relationship with the West Hallam Conservation Area and proximity to other heritage assets poses a significant risk to being able to successfully maintain local character and distinctiveness particularly in terms of townscape character. The challenges around maintaining landscape character have been addressed above.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to</p>	<p>The development of the site could harness opportunities to connect it to the nearby Public Rights of Way network. There are listed buildings located within the existing village and the Conservation Area reflects a cluster of heritage assets. Access from the site to these assets could improve the new communities' interaction with local heritage. Legible connections within the site could be</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	participate in cultural activities?	established to connect to the public rights of way that depart this site and permeate the Borough's wider countryside. This would enable access to these and other heritage assets and 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?	Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment. Development could bring better, more legible green links with the surrounding areas – allowing improved access to the rural network of public rights of way and existing corridors which connect to the historic towns and villages of the Borough.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	An archaeological alert area encroaches on to the North East corner of the site. Appropriate survey work on this very minimal section of the site should take place to ensure any potential negative impacts on aspects of archaeology of the area are prevented. A masterplan at application stage could direct development away from this area of the 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 only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate 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.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>3. Will it result in additional waste?</p>	<p>Development of the site would be expected to have an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>4. Will it reduce hazardous waste?</p>	<p>Development of this site would not be expected to have any impact on the production of hazardous waste locally.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural</p>	<p>The site falls within ALC Grade 4. Development of the site would not therefore prejudice the best and most versatile agricultural land.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minerals and waste.	land?			
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 greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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?	80% of the site sits within a high-risk coal authority area, and the other 20% in a low-risk area. Historically the land has been used only for agricultural purposes. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.	Neutral 0	

Site: CSR-0046 Land north-west of Breaston

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 740 dwellings would be expected to demonstrate a sizeable effect on the overall range and affordability of housing for all social groups within the plan area as a whole, due to the large scale of proposed development at this location, particularly given its location away from the larger towns in the Borough.</p>	<p>Major positive +2</p>	<p>Major positive +3</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, land here has the potential to provide limited space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople – although the Gypsy & Traveller Accommodation Assessment reports a most minimal need. At this stage, the site's direct contribution to the GTAA's assessed need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness ?</p>	<p>The site at an assessed capacity of 740 homes may make a small impact 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 those who are homeless, the provision of a small amount of additional housing may create more fluidity within the Borough's housing market that could free up accommodation at its more basic, affordable end. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough, but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which, due to its undeveloped status, does not contain any existing unfit or vacant dwellings, does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. This results in a weak relationship between a potentially developed site and this objective.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>Whilst the site would provide direct infrastructure required to service it, such as suitable and safe forms of vehicular access to link it to the local road network, the provision of any additional standalone items of infrastructure such as education (except for contributions for additional school places) or retail facilities is unlikely due to the size of site at 740 homes. Notwithstanding, any future development would still be required to make contributions to existing facilities where necessary and where advised by infrastructure providers. New residents would ultimately be reliant on existing infrastructure provision within Breaston and Draycott and, reflecting the settlement's excellent public transport links, larger urban centres such as Long Eaton, Derby and Nottingham, rather than enhanced or new</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		standalone provision resulting from the potential development of the site.		
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 (nor is the site being promoted for anything other than new residential development). However, construction activity associated with implementing a site of this scale would be likely to provide a short-term boost to the diversity and quality of jobs locally, particularly through the supply chain into local companies.	Minor positive +1	Major positive +2
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 longer-term. However construction activity associated with implementing a site of this scale, and all the opportunities for support down the supply chain to local companies and businesses, would be likely to provide a short-term boost to employment opportunities locally.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some temporary job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. No other facilities or services are likely to form part of the site which would contribute to rural productivity in terms of employment opportunities. Development of very good quality farmland (Grade 2 in Agricultural	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Land Classification) poses a small risk against this criteria question, with the land being Best & Most Versatile (BMV) farmland should the employment opportunities exist in agricultural enterprises.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses. It has been promoted only for potential residential use. Notwithstanding, the site is somewhat distant from areas of other commercial/employment uses, heavily restricting the land's ability to provide new stock to support local business needs. This is reaffirmed by site's direct proximity to Breaston as a village settlement.	Neutral 0	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.	2. Will it provide business/university clusters?	Potential development on the site would not be of a suitable scale or type to provide for business or university clusters. The site is distant from any existing business/university clusters, making land here unlikely to be of interest for such uses. It has also been promoted exclusively for residential uses.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to	3. Will it create jobs in high knowledge sectors?	The site would not be of a scale in size, or an appropriate location distant to the larger cities both to the west and east, to accommodate the creation of new jobs in the long-term, including in high knowledge sectors – nor has the site been promoted for this particular purpose.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater, yet still relatively modest, opportunity to live and work within the plan area as a result of a boost in the supply of new dwellings that development at this location would bring. 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?	The site, largely owing to its size and location, would not be expected to contribute towards the development of an advanced economic structure and innovation-related infrastructure. The site has been promoted for residential development, so is not expected to support the furthering of economic-based facilities to allow for the use of new technologies.	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 site benefits from close proximity to both Breaston and Draycott centres, both identified for designation as Village Centre's in the current Core Strategy Review (CSR). Both centres are no more than 500m from differing parts of the site. Also nearby, and accessible as a result of the site being adjacent to a high frequency bus service along the A6005, are the existing Town Centre at Long Eaton and the two city centres at Derby and Nottingham	Major positive +2	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>are within easy reach as a result of the Indigo service run by Trent Barton Buses - linking all of these locations. Other centre's such as Borrowash Local Centre are also accessible along the same public transport corridor. The potential development of 740 units at this location would expect to provide a significant boost to both Breaston and Draycott retail catchments, with the shops and facilities at both centres expected to be relied upon for day-to-day convenience items and localised services from a significantly enlarged population. Potential development would make a significant contribution to the vitality of both proposed Village Centres, with other nearby centres also expected to benefit from additional footfall and trade.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The site displays an excellent level of connectivity to nearby recreational trails and formal leisure facilities. However, access to the formal Green and Blue Infrastructure network which exists within the Borough is fairly indirect and requires travel to firstly reach, and to benefit from. The site at its northern end adjoins the route of the former Derby & Sandiacre Canal, which is now a multi-user recreational trail spanning the entirety of the south of the Borough. The trail offers onward off-road/non-motorised connections to a number of villages and towns throughout the south of the Borough – including the proposed Erewash Strategic Green Infrastructure around 3.6km east. Nearby access to</p>	<p>Major positive +2</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>the River Derwent (around 1.7km away) provides waterside access to the centre of Derby. Formal sporting and leisure facilities are also accessible, with frequent bus services operating along the A6005 enabling access to West Park Leisure Centre in Long Eaton.</p> <p>The details above confirms the site's excellent level of connectivity to assets within a walkable distance or easily accessible by public transport. This provides potential residents with scope to fulfil an active lifestyle that would lead to better general health outcomes.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>New health facilities would not be expected to form part of the site's possible development as a result of its size and proximity to nearby services, and therefore any future potential development would not improve access to health services through direct provision. Growth in the vicinity of Breaston would likely result in a need to enhance healthcare facilities and infrastructure already present within that neighbourhood due to a notable increase in population. Healthcare facilities, in the form of Overdale Medical Centre at Bridge Field in Breaston (less than a 500m walk), may therefore require financial support to delivery any assessed enhancements to capacity (be it medical staff or extensions to estate/facilities) – but a possible development would not by itself improve access to</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		health services. The scale of population growth could see residents use the more comprehensive healthcare services in nearby Long Eaton.		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>As referenced in 5(1), the site's relative isolation from formal, strategic-scale Green Infrastructure inside Erewash does mean travel would be required to access recreational assets which exist within the wider area. However, the presence of a nearby leisure centre within the Long Eaton urban area at West Park (around 3km away – but accessible via the Indigo bus service and leaving a 500m walk from the bus) does offer opportunities for those living at the potential development site to undertake in recreational physical activity. This is supplemented by the proximity to other assets mentioned at 5(1).</p> <p>At 37ha, the site should be large enough in scale to provide sufficient open space to support the lifestyle choices of residents, including opportunities for recreational physical activity – although this is discussed in more detail at 5(4).</p> <p>Whilst it is not expected that the site in isolation can provide new facilities which help increase opportunities for recreational physical activity, the site does link to assets which residents would be able to benefit from – such as the Former Derby & Sandiacre Canal multiuser trail, and public rights of way which extend out into the countryside.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>A site of such scale at 37ha and the resident population development would support will need the provision of adequate new open space on-site to help with leisure, recreational and amenity needs. Whilst there are no details which support the type, scale or actual location of the new open/green space, a potential development of this size would require a significant amount of open/green space for good planning, contributing to a sense of place and good design – in addition to providing sufficient space for recreational and leisure needs. Due to the land within site boundaries being private (farmland, former school site and disused playing fields), any open space provided here would add to the current network of assets. The size of the site is so large that it would be unlikely that developer contributions would be needed to improve other green space assets located throughout Breaston (and/or Draycott).</p>	<p>Minor positive +1</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>5. Will it improve access to local food growing opportunities?</p>	<p>The agricultural element of this site is located within Grade 2 agricultural land (Very Good) quality land. Development would see active and Best and Most Versatile (BMV) lost farmland lost. Consequently, this would impact negatively on improving access to local food growing opportunities. There may be scope to identify a retained smaller area of land as part of the wider site which can maintain local</p>	<p>Major negative -2</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		crop/food growing, although such detail has not been shared by the site promoter via an indicative site masterplan. At around approximately 20ha, the high scale of agricultural loss, including a large proportion of very good, Best and Most Versatile farmland lost to development, justifies the assessed impact.		
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 construction of 740 homes at this location would result in the urbanising of mostly private greenfield land in agricultural use, giving rise to the heightened convergence of additional population from within the wider locality. A portion of the site where school buildings once stood, still sees concrete footings remain – although rewilding is actively occurring. The urbanising of the site is likely to see incidences of crime typically associated with property and motor vehicles increase from a zero baseline - even if only to a minor extent. This would also likely heighten the fear of crime in the wider locality. The opportunity to reduce incidences and fear of <i>rural</i> crime through the site's potential development 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 developed does have areas which previously formed part of Breaston's built environment, with a former school located centrally to this site. As a result, safety and security of the built environment could represent a concern, with a private, yet cleared site representing an area which may attract anti-social behaviour. New	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		development may present an opportunity to seek to existing safety and security concerns in the design & landscaping of the wider site. However, development would not be able to alleviate all concern due to the scale of new homes and as such, delivery of the site would result in a net increase in the potential for safety and security issues relating to the built environment when compared with the existing character of the land.		
<p>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.</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>Development of the site does not put at direct risk any existing cultural assets. On the contrary, the associated increase in the local population in close vicinity to the Former Derby & Sandiacre Canal could be a catalyst to investment into its development as an important cultural asset. Increased population within Breaston should mean that existing assets throughout the locality, and in locations that are easily accessible across the wider area, are likely to be further supported, with their prospects for protection enhanced. Development of the site by itself could not justify the enhancement of existing cultural assets, although the impact of a development of this scale and how it would increase the population may lead to greater interaction with local culture and assets, such as the former Canal. This could provide some, albeit modest, impetus for investment to enhance the quality and appeal of assets.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</p>	<p>Potential development of this site would result in a notable increase in Breaston's population located in-between the Derby and Long Eaton (Nottingham) urban areas. This will increase the proportion of the overall plan area's population who are able to access and engage with community activities at local facilities – although it must be recognised that community activities are likely to be more plentiful in scale and range in nearby places such as Long Eaton than current provision existing within Breaston, owing to the marked difference in populations. However, the extent to which an improvement in resident's satisfaction with such activities would result from the development is largely anecdotal and unknown.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>3. Will it increase the number of facilities e.g. shops, community centres?</p>	<p>It is unlikely that the site's potential development, even at 740 homes, would lead to the creation of brand new facilities in nearby centres – in this instance the proposed Village Centre at Breaston. Whilst in all likelihood not contributing to an increase in the number and range of facilities within the proposed Village Centre, development of 740 homes and the resulting population at this location would also not result in a loss of facilities either. In reality, new inhabitants at the site would make a notable contribution in helping to sustain the continued availability of local facilities throughout the village, and the vitality of the proposed Village Centre as a whole – a scenario referred to at 4(1).</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>4. Will it provide for the educational needs of the population?</p>	<p>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.</p>	<p>Neutral 0</p>	
<p>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.</p>	<p>1. Will it use and enhance existing transport infrastructure?</p>	<p>The potential development of the site would result in a new resident population relying on the existing transport infrastructure as opposed to growth being used to instigate significant enhancements to the infrastructure in the south of the Borough. At 740 homes, the site is not thought to be large enough to support major enhancements and upgrades to the current road or public transport network. No supporting information has been supplied by promoters, but a site of this scale would need to utilise more than a single access to the local road network, avoiding minor residential roads. Several junctions in the vicinity of the site have been assessed to be operating in excess of 100% capacity. The sizeable volume of traffic generated by trips from 740 homes would place substantial stress on junctions. Traffic orientating west on the A6005 during the AM peak would reach two junctions already operating at 100% before reaching the</p>	<p>Minor negative -1</p>	<p>Major negative -3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>centre of Borrowash, although this situation eases somewhat during the PM peak. Traffic routing east can reach Wilsthorpe Island (A6005/B6002) without passing through junctions operating in excess of 75%. However, all major junctions beyond this in every direction are operating in excess of 100%, This demonstrates the difficulties in the road network as currently exists in accommodating a large-scale housing development, contributing to a negative impact.</p> <p>The site does benefit however from a high quality public transport corridor passing adjacent to its southern boundary which offsets the severity. As 5(3) mentions, the Indigo service serves the site around every 20 minutes throughout the day. The scale of development by itself is unlikely to result in a greater frequency than what already exists, but potential development here would make strong use of the current transport infrastructure – this includes the off-road, non-motorised former Canal route across the site’s northern boundary which links a number of villages and higher order settlements. A notable negative is the lack of dedicated on-road bus lanes means public transport needs to share the same road space as private motor vehicles, lessening its effectiveness at peak times.</p>		
8. Transport To make efficient use of the	2. Will it help to develop a	As considered at 8(1), the site is well located to capitalise on a nearby public transport corridor along	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	transport network that minimises the impact on the environment?	the A6005 which links the cities of Nottingham and Derby. The development itself would be expected to integrate into the existing transport network due to being of insufficient scale which could justify (through cost/viability) the construction of new access or relief road(s). In combination with other potential developments along the A6005 corridor, there could be potential to work with public transport providers to add capacity to fleet or service frequencies, although that is beyond the remit of considering the effects from this individual site. However, the site's location adjoining a route of a relatively high frequency bus service does demonstrate some scope to consider how public transport could play a greater role in offsetting the expected number of private car trips. This could also see greater utilisation of the former Canal multi-user trail, enabling non-motorised trips to be taken throughout the south of the Borough. This would offset some, but not all car journeys made, whilst also aiding the leisure and recreational opportunities available close by to the site. However, due to the large scale of development, it is expected that the existing transport network would encounter stress which would subject infrastructure to pressures.	-1	
8. Transport To make efficient use of the existing transport infrastructure, help reduce	3. Will it reduce journeys undertaken by private car by	The reasons set out at 8(1) and 8(2) help to demonstrate the site's locational benefits in relation to public transport, and the opportunities presented to enable future residents of the site to access bus	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	encouraging alternative modes of transport?	services which allows access to nearby large towns and cities. Any future development will not reduce journeys undertaken by the car, and the likelihood is journeys will increase as a result of 740 additional homes. The proximity to a frequent bus service offsets the negative sustainability impacts somewhat, as does the excellent access to the off-road multi-user trail alongside the route of the former Derby & Sandiacre Canal - offering opportunities to walk and cycle in a non-motorised environment. Whilst the use of such infrastructure is not mandated upon any individual household, its availability is of benefit and allows for the opportunity to reduce increases in the use of the private car, offsetting the worst of the impacts.		
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 potential development of the site has some scope to increase accessibility to services and facilities by virtue of its location which has been described elsewhere in Section 8 of this assessment. Collectively, access to proposed Village Centres at Breaston and Draycott by foot, a Local Centre at Borrowash by bus/cycle and likewise for Long Eaton (with bus also to Nottingham & Derby city centres), suggests that development could increase accessibility to services and facilities – although the development by itself would not be expected to deliver new services and facilities, offsetting somewhat the scale of positive score that would otherwise have been awarded for this	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		question.		
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?	Partially. The site is mainly greenfield in its classification. However, the footings of demolished school buildings may still represent brownfield land, so development might be making efficient use of a small area of brownfield land.	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 biodiversity interest of the land mainly arises from a non-statutory local wildlife site (Johnson Play Area) around 2.8ha in size in the south-west of the site which is designated for its unimproved neutral grassland habitat. A number of Tree Preservation Orders also exist around the site of the now-demolished school site. With the site consisting of mixed agricultural land, horse grazing land, disused playing field and the footings of school buildings, it is unlikely the site will support high levels of biodiversity. There are, however, significant sections of hedgerow and hedgerow trees which run around the perimeter and pass through the interior of the site. These too will support low-level biodiversity. As a consequence, the risk to this criteria question is heightened. However, given the role of BNG and requirement to deliver 10% net gain and the likelihood that this could be achieved within the site (given its vast size), the negative impact is mitigated slightly.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>1. Will it result in additional energy use?</p>	<p>A sizeable development scheme consisting of approximately 740 homes would inevitably result in additional energy use owing to the land's relatively 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 a developed site. Whilst community energy schemes have the possibility of being pursued, this would still result in a notable increase in energy use in excess of the current baseline level.</p>	<p>Minor negative -1</p>	<p>Minor positive +1</p>
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of a substantial number of new homes would make a notable contribution to the energy efficiency of building stock within the plan area given that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>Whilst major development sites of this scale have the potential to support the generation and use of renewable energy, it will be for masterplanning of the site to a level more detailed than the information supplied to date, 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</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		can supply energy back to networks.		
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?	Developments of this scale do offer greater opportunity to explore the practicalities of introducing community energy systems. 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?	All potential homes at this location would be required to be constructed in line with current building regulations which account and prepare for future changes in climate conditions. A potentially significant number of future homes would therefore be built with climate change resilience in mind, helping to a reasonable degree in constructing housing stock in the Borough that is better equipped to adapt to changing climatic conditions.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land-use of the site classified as a greenfield location, its redevelopment for housing would result in modest increases in day-to-day air and noise pollution. The scale of the site at 740 dwellings moderates the impact of such increases a little – as well as the site’s close relationship with the built-up environment on the fringes of Breaston and Draycott, which sees a sizeable number of other domestic properties generating small levels of	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		pollution. Should new homes be built at this site, building regulations would influence higher levels of efficiency than the overriding majority of existing surrounding housing stock. Notwithstanding, the altered conditions away from the current baseline which sees the land in an agricultural use still results in a negative impact.		
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 strongly impacted and effected by the flood plain of the Golden Brook and a by-pass channel which passes more centrally through the site. In total, this sees only around 55% of the site located within EA's Flood Zone 1, whilst around 40% of the site falls within Flood Zone 3b which is functional floodplain. These areas extend westward into the site from the Golden Brook which forms the entirety of its eastern boundary, and land to the west and north-west of a by-pass channel which eventually meets the Golden Brook further south off-site. Development on the area of the site which falls inside Flood Zone 1 would alter the hydrology of the immediate area, removing greenfield land able to absorb rainwaters, potentially increasing the risk of flooding to other areas, both inside and outside of this site.	Major negative -2	Major negative -5
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	2. Will it improve water quality?	Potential development of the site would be unlikely to improve water quality within the wider water cycle. Care would need to be taken regarding controlling surface run-off from the development to the Golden	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and improve water quality.		Brook and a by-pass channel which either run through or directly adjoin the site. A number of other small drainage channels are set out throughout the site, but mainly through the agricultural component. This could be achieved through the introduction of a standard sewer and drainage system established to control the movement of water. Water quality is not unlikely to be improved by a potential development, but a risk exists due to the presence of several watercourses, main and minor, across the extensive site.		
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 site is unlikely to assist with the conservation of water given the demand arising from each of the 740 domestic properties that would be present on-site. Development would see a fairly large net increase in localised usage which would create pressure on water resources and supplies.	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?	The construction of a notable number of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is now required by building regulations; thus the development would result in additional new dwellings within the Borough's housing stock which are able to demonstrate higher and more controlled levels of water efficiency.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?</p>	<p>As discussed at 12(2), the neighbouring Golden Brook main watercourse requires care to be taken in ensuring no discharges pass between the site and the Brook. This is also the case for a by-pass channel which runs centrally through the site. Notwithstanding this, it is unlikely that a development would be approved which didn't make sufficient provision for the control of discharge into a neighbouring watercourse to risk worsening WFD status. But because such an extensive area of the overall site is subject to the most serious flood risk (functional flood plain), the flexibility to locate new buildings in areas that minimise the risk of run-off is greatly reduced. Therefore, this is a risk to the sustainability of the site.</p>	<p>Minor negative -1</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>6. Will it cause any harm to a Source Protection Zone or the water environment?</p>	<p>The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is 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.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>As identified at 9(2), the site contains a local wildlife site (LWS) at Johnson Play Area, demonstrating the presence of biodiversity across land under assessment. Whilst this is the only formal (albeit non-statutory) designation within the site, many other landscape features, such as the extensive hedgerow</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		<p>which defines the site's perimeter, as well as internal sections, support biodiversity networks at a more minor level – this includes the Golden Brook which would influence conditions within the east of the site. A detailed ecological survey would be required to establish the on-site presence of protected species, but it is realistic that habitats present around the periphery and across the site would help to support species. A significant development risks seeing the current internal field boundaries lost – increasing the chances of harm.</p> <p>Despite this, the scale of development and the vast area covered does offer some prospect that biodiversity can be improved at targeted locations around the site, particularly in light of requirements around BNG. The size of the site is such that it is considered likely that 10% net gain could be achieved on site. This gain would still be at the expense of existing established habitats so does not fully neutralise the negative effect, but it does minimise it.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	2. Will it allow for biodiversity net gains?	As addressed in 13(1), it is likely that the site itself would be able to accommodate net gain as required under BNG regulations (as opposed to off-site) given its vast scale over 37ha, presenting a range of opportunities within and around it – not least upon land which forms the functional floodplain. This provides opportunities for the creation of	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		complimentary habitats within the site. The positive effect on this criteria question is limited by the uncertainty around protection and loss of existing mature habitats which might be put at risk from development.		
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?	Possible development of the site could result in a limited impact on the geological environment due to construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of estate roads etc.). Whilst no Regionally Important Geomorphological Site (RIGS) exists within or immediately beyond the site, the sensitive hydrology as a result of on and immediately off-site watercourses may be impacted through work to alter land levels as part wider construction activity.	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?	A number of TPO trees (individual and group designation) are present around the site of the former school buildings. These would normally be retained as part of the site's wider redevelopment. Trees throughout the remainder of the site are minimal and isolated, although a small plantation adjoins the northern boundary of the site, alongside the route of the former Canal. No information has been submitted to demonstrate how much or where new tree planting might take place. Although at 37ha, it would be expected that some woodland creation could occur.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>No information has been provided by the site promoter which indicates the possibility of new open or green space as part of a potential development site. However, development of this scale would be expected to provide a notable amount of open/green space, aided by the substantial area of the site and large parts falling into higher flood risk categorised land. Provision would be required to support the residents informal leisure and recreational activities whilst the incorporation of green space would contribute towards a 'greening' of the site, offering scope for additional biodiversity. This would also benefit the creation of a high quality urban realm.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Potential development has the opportunity to improve the quality of existing open space. As identified by the assessment, Johnson Play Area is located within the site – although as a Local Wildlife Site, improvements would require care as not to harm the biodiversity present on-site. However, given the size of the site, it would be expected that all new open/green space would be contained to the site itself, without a need to improve other open space assets within Breaston.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and</p>	<p>7. Will it encourage and protect or improve Green and/or Blue</p>	<p>The site is relatively distant from the formal Green and Blue Infrastructure networks in the Borough identified by the draft CSR plan, so the potential development of the site would have a negligible impact on the protection or improvement of</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.	Infrastructure networks?	networks. Non-strategic parts of the network, such as the River Derwent, former Derby and Sandiacre Canal multi-user trail which passes across the north of the site and the network of Public Rights of Way (PRoW) running through the site and enables access to nearby settlements, are likely to see increased walking and cycling activity should development occur at the site. However, even at 740 homes, it is not thought this site in isolation would represent a scale that would justify the improvement of these parts of the G&BI network – although the additional activity from new users of the network will be of notable benefit in making a case for investment.		
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 area, and more specifically, forms part of a more specific Lowland Village Farmlands landscape type. The site displays mixed conformity to the assessed landscape characteristics, although the mixture of disused school, overgrown playing fields, horse grazing fields and agricultural land demonstrate a diverse, fragmented landscape which diverges somewhat from the general landscape features expected to be found across the Lowland Village Farmlands type. Parts of the site, but particularly those moving southwards towards the edge of the built-up village and the A6005, have clearly been subject to urbanising influences, creating a clear fragmentation in landscape within the extent of the land under assessment. Whilst no	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>detailed plans for development yet exist for this land, potential development across this site would accentuate further changes to the landscape immediately on the fringes of Breaston. A development of the scale of 740 homes would be expected to make significant impact within the wider landscape – although the piecemeal nature of land-uses across the site reduces the level of adverse impact.</p>		
<p>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.</p>	<p>2. Does it have a positive impact on visual amenity?</p>	<p>Further to 14(1), the site is notable for its diverse land-uses across the land, bringing about an absence in uniformity for visual features across the landscape. The marked difference in visual amenity is demonstrated by the relative privacy land towards the south of the site – with little visibility possible from the A6005 or the entrance to the former school site on Gregory Avenue. This is in marked contrast to the far more open visibility back southwards towards the village from the former Canal route. Views over the agricultural land in the north of the site are clear and largely unimpeded, ensuring a pleasant rural vista of the north-western part of Breaston. The contrast in openness across the site based on when viewed from the north or south is rather stark, but development across what is essentially open agricultural land would undoubtedly impact on visual amenity, particularly for those with residential properties backing onto the site (Gregory Avenue, Hills Road, Stevenson Avenue and a</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		number of cul-de-sacs off Holmes Road). Visual amenity would certainly alter when looking south from the disused Canal route, resulting on a broadly negative impact in affecting the long-distance views and vistas across the land.		
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?	As 14(2) discusses, visibility of the site differs markedly from a number of points around its perimeter. Housing developments that adjoin the site at different locations is varied, with the Hills Road area to the west built in the 1960s and the Holmes Road area developed across the 1980s & 1990s. This provides a diverse character to the west/north-west of Breaston which is generally modern in comparison to other parts of the village. As a result, the local distinctiveness around the fringes of the built-up part of Breaston nearest to this site is not particularly evident or notable. Potential development would therefore not be to the detriment of local distinctiveness.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Further to 14(3), several development areas of differing age, type and scale bound the site around its southern and eastern sides. Combined with the diverse land-uses within the south of the site which include a demolished school campus, disused playing fields and land for horse grazing, the land around the fringe of the built environment and the surrounding landscape displays a fragmented character. It is only further north within the site that	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		land assumes a more open character, with the agricultural fields and farmland more synonymous with the assessed landscape features. Potential development would present an opportunity to regularise the relationship, although the scale of development would encroach somewhat out into the farmland which provides the setting to Breaston's built environment – harming somewhat the more gradual phasing between urban and rural which is currently evident.		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>Despite the vast area of land covered by the site (37ha), its direct links to the historic environment are fairly weak with no listed buildings or local buildings of interest either on, or immediately off-site. Notwithstanding this, the scale of possible development would have notable ramifications for the level of traffic generated which off-site would route through either or both Breaston and Draycott Conservation Areas (CA), located around several hundred metres east and west of the site along the A6005. Additional traffic would have a notable impact on conditions within CAs, with extra trips through sensitive locations – potentially harming the character of the CAs and impacting on individual heritage assets, both statutory (Listed Buildings) and non-statutory (Local Buildings of Interest) which are concentrated within each one.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>Further to the commentary at 14(1) to 14(4), development at this location would potential be detrimental in harming the relationship that exists between the disused Derby & Sandiacre Canal and the village of Breaston by losing much of the openness around the northern edge of the settlement. Whilst there is little in the way of heritage assets around the built-up fringe, a substantial development would put at risk the relationship between the village and its surrounds, urbanising a large area of land which has formed the historic setting for the village.</p>	<p>Minor negative -1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>A large number of new inhabitants 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, although there are several Listed Buildings (Church of St Michael – Grade I being of most note) and many Local Buildings of Interest throughout the village, demonstrating a good level of heritage interest in the wider area. However, the site adjoins the A6005 and a frequent bus service linking Nottingham and Derby, enabling excellent access to a more comprehensive network of cultural activities, heritage</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		and assets.		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	4. Will it protect or improve access and enjoyment of the historic environment?	Any future development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Development would be likely to increase vehicular activity (thus, access) through the nearby Breaston Conservation Area (approximately 200m east of the site), with the scale of additional traffic as explained at 15(1) being such that it has the potential to result in minor harm to the character of the Conservation Area. An increased interaction between vehicles and the wider historic environment is expected to result in a negative effect which cancels out any potential benefit of bringing a sizeable new population close to the historic environment.	Minor negative -1	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	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	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would mainly consist of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Minor negative -1	Major negative -7

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site by itself would not specifically promote the use of sustainable design, materials and construction techniques. These aspects are largely controlled by national building regulations – although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and need for suitable and viable mitigation. It would be the decision of future site promoters/developers as to whether they wish to pursue the use of sustainable construction methods over and above building regulations to demonstrate enhanced building performance and reduce its impact on the environment.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>3. Will it result in additional waste?</p>	<p>The potential development of the site would be expected to have a sizeable impact in additional waste being created from the 740 domestic properties on an ongoing, day-to-day basis.</p>	<p>Major negative -2</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>4. Will it reduce hazardous waste?</p>	<p>Development of this site and type would not be expected to have any level of impact on the production of hazardous waste locally.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural land?</p>	<p>No. The land forms part of an area of farmland surrounding Breaston which is mainly categorised as Grade 2 (Very Good) within the Agricultural Land Classification. Due to the diverse range of land-uses across the site, any future development would see approximately 15-20ha of BMV agricultural land lost, which is a significant proportion of Grade 2 land within the Borough.</p>	<p>Major negative -2</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>6. Will it prevent the loss of greenfield land to development?</p>	<p>No. Development of the site would not prevent the loss of a sizeable area of greenfield land, despite some areas within the site evolving through their re-wilding from brownfield to greenfield. Notwithstanding this, a significant amount of greenfield land upwards of 20ha would be lost to development.</p>	<p>Major negative -2</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority and development at this location would require no specific advice over ground stability. 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.</p>	<p>Neutral 0</p>	

Site: CSR-0047 Land at Station Road, Stanley Village

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The delivery of approximately 25 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.</p>	<p>Neutral 0</p>	<p>Minor positive +1</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.</p>	<p>Neutral 0</p>	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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. The site falls within Agricultural Land Classification Grade 4. The site is therefore limited in quality and potential for agriculture. The site is currently vacant without active use so there would be no direct loss of existing productivity through its redevelopment at this time.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0
3. Economic Structure and Innovation	2. Will it provide	Development on the site would not be of a scale or type to provide for business or university clusters.	Neutral 0	

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
support the use of new technologies.				
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 site is not within the vicinity of any centre. The nearest settlement, Stanley Village, does not contain a wide enough range of associated uses that its vitality could be encouraged by development here.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The site is of a scale that a network of green infrastructure is unlikely to be provided and access to facilities and services will most likely be obtained through private transportation given the distances between the site and notable centres. The population of this site will be less likely therefore to carry out their daily business through active means which otherwise would have provided health benefits. The site is not likely to contribute tangibly to reducing health inequalities.	Neutral 0	Neutral 0
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 to the site are within West Hallam around 2.4km away. This distance would require vehicular travel for most. Notwithstanding the potential for public transport	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		access, these circumstances do not lend themselves to 'improve access' to facilities relatively for the boroughs population.		
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 presence of the surrounding PROW network, this would not constitute increasing opportunities for physical activity beyond current levels. Further, the site is so limited in scale that it would be unlikely to provide for additional internal opportunities such as via a green infrastructure network. The size of the site does limit its impact on the countryside which is essential in providing for outdoor recreation generally.	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?	Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>5. Will it improve access to local food growing opportunities?</p>	<p>The site is classified as arable and Grade 4 (poor) quality. The fact that the site in theory could be turned into land to accommodate food growing means its development would remove a potential food source, however its poor quality as well as limited scale of site limits any negative effect.</p>	<p>Neutral 0</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>1. Will it reduce crime and the fear of crime?</p>	<p>Although relatively limited in scale, delivery of around 25 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 even if only to a very minor extent and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land especially in light of its particularly rural location.</p>	<p>Minor negative -1</p>	<p>Major negative -2</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The land upon which this site would be delivered does not contain any built development. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in an expanded built environment. 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</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		when compared with the existing scenario.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to Stanley – which has very limited provision within it - means that existing assets in the locality (such as the school, church and pub) 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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 Stanley. 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 lack of range of facilities which might provide community activities within it. 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.	Neutral 0	
7. Social Inclusion To promote and support the	3. Will it increase the	The very limited scale of the site means it would not be expected to provide any facilities. It would	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	number of facilities e.g. shops, community centres?	therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.		
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 ?	<p>Development of the site would result in a new population making use of existing transport infrastructure present in in the countryside around Stanley. 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 – though given the scale this would likely be minor.</p> <p>The physical separation between the site and more substantial service centres at the larger settlements likely risks a more intensive use of local infrastructure through use of the private car. This could have a particular effect on the Cat & Fiddle Lane junction</p>	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		which has been highlighted as failing in recent transport evidence.		
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?	No. Stanley provides very little by way of service or retail provision. Occupants of the site will require the use of the private car to access larger service centres within the Borough. This in itself will result in a negative impact on the environment. Only the very minor scale of development limits this negative effect.	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.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	Notwithstanding the presence of nearby bus stops at the Post Office in Stanley, the lack of service and retail facilities as well as employment opportunities within the adjacent Stanley village will encourage the use of the private car required to access larger service centres within the Borough. Whilst all housing sites would be expected to contribute to an increase in car usage, this site would be less likely to be able to demonstrate mitigation or limit the negative effect.	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	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale. The lack of services and facilities within adjacent Stanley means this site would be ineffective at increasing the proportion of the boroughs population with easy access to services and facilities.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
improve travel choice and accessibility.				
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. The limited scale of the site limits this negative effect.	Minor negative -1	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 see an altered relationship between the site and the natural environment given its current greenfield status. However, aside from grass, there are very few habitat features internally within the site aside from a central boundary containing scrub, hedgerow and occasional trees. It is the external boundaries particularly to the south and north which contain the most established areas of vegetation, and these could be retained. With these considerations as well as BNG requirements, effects on this criteria question are considered to be neutral.	Neutral 0	
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 on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of around 25 new homes would see a small, but still notable increase in energy usage locally. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in an increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>2. Will it improve energy efficiency of the building stock within the Plan area?</p>	<p>The construction of this number of new homes would make a small contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.</p>	<p>Minor positive +1</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>3. Will it support the generation and use of renewable energy?</p>	<p>Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.</p>	<p>Neutral 0</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>4. Will it support the development of community energy systems?</p>	<p>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.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>New homes will 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 new homes at this location would give rise to a notable number 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.</p>	<p>Minor positive +1</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (around 25 dwellings) severely limits the extent of this effect, though it is still a negative one.</p>	<p>Minor negative -1</p>	<p>Minor negative -1</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		help to ensure flood risk is not worsened locally.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. There is potential that development could have a negative impact on the water quality within the pond on site. However it is expected that any potential negative impacts would be mitigated before development commenced and the lack of presence of a water course flowing out from the site is of benefit to this.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at around 25 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	
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?	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 thus the development would result in additional new dwellings within the Borough's housing stock able to demonstrate high levels of water efficiency.	Minor positive +1	
12. Flooding and Water Quality	5. Will it cause a	Although a pond is located within the northern section of the site, it is ultimately separate from the wider	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	deterioration of Water Framework Directive status or potential of on-site watercourses ?	network of watercourses, so any effects likely contained and reasonably mitigatable. No other water features interact with the site. It is unlikely therefore 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 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?	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of recognised designations show the site as one that does not support extensive habitats. Further, the retention of trees and hedgerows which make up the external boundaries of the site would be possible. The Landscape Character Assessment for the area notes the generally poor biodiversity of the area given the history of intense agriculture.	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>A collection of TPOs is present adjacent to the northeast corner of the site and a development would need to be sensitive to this. Additionally, the site is split west to east by a long-established hedgerow and tree lined field boundary impact upon which would need to be mitigated. In all likelihood development of the site as a whole would put this asset at risk.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>A small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.</p>	<p>Minor positive +1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>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.).</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management ?</p>	<p>Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along site boundaries (including the central field boundary) which could be retained as part of a masterplan. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>With the site relatively small at only 1.3 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>Currently, the site is private land and not accessible to the public. In any event, there is no formal open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and</p>	<p>7. Will it encourage and protect or improve Green and/or</p>	<p>The nearby PROW network leads to the Great Northern Greenway close by to the north of the site which is one of the formal GI assets within the borough which is a focus for future investment, enhancement and protection. Additional population</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.	Blue Infrastructure networks?	within the area is theoretically likely to aid in increasing usage and thus ensuring its protection and enhancement long term. This site is particularly close so that this effect would be an obvious positive one.		
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 falls within Nottinghamshire, Derbyshire and Yorkshire Coalfield Landscape Area and within the Plateau Coalfield Village Farmlands type which highlights dense water course trees, ancient semi-natural woodland and linear tree belts as some of the recognized features. Ultimately development of the land for housing is highly unlikely to enhance landscape character. The site does not strongly exert type characteristics and in any case a suitable masterplan for the site could contribute to maintaining any links. In view of this as well as the sites adjacency to an existing settlement and its limited scale means its development is unlikely to significantly impact on the wider landscape character of the area so as to undermine its long-term preservation.	Neutral 0	Major negative -3
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good	2. Does it have a positive impact on visual amenity?	It is unlikely development of the site would have an active positive impact on visual amenity. The site itself is adjacent to an existing built-up area however views west are fairly open given the primarily low level hedgerow which defines the site. As such it will be more complex to contain visual impact than a site with a stronger sense of enclosure for example.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.				
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?	Any future housing at this location would be expected to maintain the general pattern and layout evident in the western portion of Stanley given its physical relationship however its significant intersection with the Stanley Conservation Area and proximity to other heritage assets poses a significant risk to being able to successfully maintain 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 design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The site has the potential to conserve the interrelationship given its location adjacent to an existing settlement. A large area of open landscape would be retained to the west and north beyond its extent. However, whilst adjacent to existing built form, the sites particular siting would introduce a new extent of development along the western edge of Stanley on land which is relatively open to the wider countryside in terms of visual interaction. This poses specific challenges to ensure the interrelationship is sympathetically managed with any new development.	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	The northern boundaries of the site sit on the edge of Stanley Conservation Area. The CA also includes Listed Buildings close to the site. The proximity of the site to assets and its location within the CA are considered to be significant heritage factors to overcome. It is considered unlikely that development	Major negative -2	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	and non-designated heritage assets and their settings?	of the whole site would not be of detriment to the historic environment overall.		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	Any future housing at this location would be expected to maintain the general pattern and layout evident in the western portion of Stanley village given its physical relationship. However, the sites significant intersection with the Stanley Conservation Area and proximity to other heritage assets poses a significant risk to being able to successfully maintain local character and distinctiveness particularly in terms of townscape character. The challenges around maintaining landscape character have been addressed above.	Minor negative -1	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	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 particularly in view of the sites intersection with the Stanley Conservation Area and proximity to other heritage assets.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Given the geographical relationship between the site and historic environment as considered above, access to the historic environment will be improved for an increased proportion of the Borough's population. Counterbalancing this out however is the likely negative effects on said assets as a result of development.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>5. Will it conserve and enhance the archaeological environment?</p>	<p>No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>1. Will it lead to reduced consumption of raw materials?</p>	<p>Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials throughout the build period.</p>	<p>Neutral 0</p>	<p>Major negative -2</p>
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		building performance and reduce its 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 created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.	Minor negative -1	
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 falls within ALC Grade 4. Development of the site would not therefore prejudice the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No. The site is greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>7. Will it sterilise mineral resources?</p>	<p>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. It does not conflict with any intentions for extraction outlined within the Minerals Local Plan.</p>	<p>Neutral 0</p>	

Site: CSR-0048 North of High Lane West

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 50 dwellings would not be expected to promote a tangible effect on the overall range and affordability of housing for all social groups within the plan area as a whole due to the very limited scale of proposed development.	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?	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	
1. Housing To ensure that the housing stock meets the housing	4. Will it reduce the number of unfit/vacant	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
needs of the population, including gypsies, travellers and travelling showpeople.	homes?	directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. The potential for addressing this issue through encouraging investment in existing urban areas is further limited given the sites location outside of a main urban area as well as the very limited scale of development potential of the site in question.		
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 nearby settlements including West Hallam rather than enhanced 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	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		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?	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 the site would result in the loss of a large area of greenfield land, used for grazing. Although the loss of such uses would result in some loss of rural productivity, the site is not currently used for growing crops, and even if it were, the site is classed as ALC Grade 4 quality land, and so it is of poor quality.	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	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 structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area because of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak, particularly in light of the relatively limited number of new dwellings this site would accommodate.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>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.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land-uses</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>Development of this site would result in additional population that would be reliant on the use of existing nearby retail and service facilities in West Hallam Village Centre. The site would not be expected to accommodate retail provision, due to its scale and associated viability constraints, unless specified in a masterplan. This would therefore provide some direct additional expenditure capacity to West Hallam and maintain and expand its vitality.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>New homes will add to the improved quality homes with regards to insulation and other requirements to the Borough stock. It is expected that homes provided will offer a degree of type, size and accessibility to meet diverse health needs of potential new population. This will be addressed at application stage. 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 publicly available</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site. The site is within 1km of West Hallam Village Centre, so is within reasonable walking and cycling distance, encouraging new population to engage with more active modes of travel (walking and cycling) for regular access to essential services, in turn engaging in healthier lifestyles. Accessing a more comprehensive service offering would involve more vehicular travel, however. The site is well linked to nearby PROWs that extent into the wider countryside, as well as linking to the emerging green infrastructure network. It is unlikely the site is of a scale to provide its own green spaces network but equally the site is not currently publicly accessible so would not result in the loss of such assets to the public.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>2. Will it improve access to health services?</p>	<p>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 to the site are at West Hallam village centre, which is within walking distance of the site. Location of the site would mean that new population has good access to existing health facilities.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>Notwithstanding the presence of the surrounding PROW network, the site's location does not constitute increasing opportunities for physical activity beyond current levels. The limited scale of the site means its development would result in minimal effect on access to the open countryside for existing residents when considering that public access across the land in its current form is not provided. but conversely the site would be unlikely to provide a network of new green or open spaces to the extent that it would directly and tangibly increase opportunities for recreational physical activity internally.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>Given the very limited size of the site, the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Although some element of green space will be required to compliment the development, this will likely be incidental in type and scale and would be unlikely to provide a tangible positive effect on this criteria question. There is no open space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space either. Conversely and for the avoidance of doubt, larger sites have the opportunity to provide new assets.</p>	<p>Neutral 0</p>	

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 classified arable and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities however the land is classified as 'poor' in agricultural classification terms, and this mitigates the effect.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Although relatively limited in scale, delivery of around 50 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 even if only to a very minor extent 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	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to West Hallam 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 population interacting with local culture and assets resulting from development is likely to provide some – albeit limited given the small size of the site - 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 West Hallam. This will increase the proportion of the overall plan area population able to access and engage with community activities at facilities within it. 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.	Neutral 0	
7. Social Inclusion To promote and support the	3. Will it increase the	The very limited scale of the site means it would not be expected to provide any facilities. It would	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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.	number of facilities e.g. shops, community centres?	therefore not contribute to increasing the number of facilities but also would not result in the loss of facilities.		
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 new population making use of existing transport around West Hallam; however, the site will be unlikely to be in a position to provide specific new infrastructure measures, other than access. 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 – though given the scale this would likely be minor.	Neutral 0	Minor negative -1
8. Transport To make efficient use of the existing transport infrastructure, help reduce	2. Will it help to develop a transport network that	The location of the site adjacent to West Hallam will enable access to basic services and facilities via walking and cycling. A wider range of services would be accessed in Ilkeston. An hourly bus service	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	minimises the impact on the environment?	operates to Ilkeston from the site, although new population is likely to favour the convenience of the private car. The site is not as sustainable as sites nearer to the conurbations, however access to basic services is achievable via means outside of the private car.		
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 West Hallam would enable access to existing facilities. The availability of, in particular, walking routes into West Hallam means the population of this site are more likely to make regular travel to access basic services via sustainable means rather than private car. On the other hand, the location of the site would likely encourage private vehicular travel to access jobs and a wider range of services in larger urban areas such as Ilkeston. Although this option would not actively reduce car journeys, its very limited scale means the opposite effect would also be minimal.	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 unlikely to provide any additional facilities due to its limited scale. However, due to the site's location adjacent to West Hallam and nearby to Ilkeston and related facilities, which would result in an increased proportion of the Borough's population able to access facilities provided by existing settlements. However, the site would not increase accessibility to the more comprehensive offering of services and facilities in larger urban areas, such as Ilkeston.	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 entirely greenfield in its classification, so development would not be making efficient use of brownfield land. Due to the sites scale and siting, its negative impact through use of greenfield land is limited.	Minor negative -1	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, but the site is currently used for grazing and equine purposes, and this reduces the likelihood of it supporting higher levels of biodiversity due to the managed and intensified nature of the land's usage. There are very few habitat features across the site (such as hedgerows). Established trees and hedgerows stretch along all the site boundaries, including a collection TPOs along the southern boundary. With careful management, these could be retained. Notwithstanding the benefit of BNG requirements, this option is considered to minimise impact on biodiversity interests of the land for the reasons considered above.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing	1. Will it result in additional energy use?	A development on this site would inevitably result in additional energy use owing to the land's current greenfield status. Provision of 50 new homes would see a small, but still notable increase in energy usage locally. Whilst renewable energy schemes	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
dependency on non-renewable sources.		could be pursued to offset the impact, this would still result in an 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 contribution to the energy efficiency of domestic building stock within the plan area in line with building regulation requirements.	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 is far less likely that a site of this scale would be able to. However, it will be for detailed master planning of the site to fully explore embedding such measures within any future scheme regardless of scale.	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?	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	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		in combination with any major development opportunity. The proposed size of this site is unlikely to support the rolling out of a community energy system, but further technical work would be necessary to confirm this view.		
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes that might potentially be 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 new homes at this location would give rise to a notable number 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	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	1. Will it increase levels of air, noise and other types of pollution?	Given the existing land use of the site, its redevelopment for housing would result in on the ground – though not necessarily noticeable - increases in air and noise pollution. The limited scale of the site (50 dwellings) severely limits the extent of this effect though it is still a negative one.	Minor negative -1	Minor negative -1
<p>12. Flooding and Water Quality</p>	1. Will it minimise or	The site is wholly located within the Environment Agency's Flood Zone 1 area. As such, it is unlikely	Minor positive	Minor positive

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	mitigate flood risk?	that potential development would heighten flood risk. However, development of greenfield land which fulfils a role in enabling rainwaters to naturally permeate and soakaway into the ground, would likely contribute to an altered hydrology which may pose some additional risk. However, suitable drainage, combining engineered sewers and natural forms (SuDS) involving permeable ground would be required and help to ensure flood risk is not worsened locally.	+1	+1
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. It is located some distance from the nearest watercourse, and therefore any impacts to water quality would not be expected. It would be expected that development would see a standard sewer and drainage system established to control the movement of water.	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?	Development of this site is unlikely to assist with the conservation of water given the demand arising from every domestic property. Development would see a net increase in localised usage. The limiting factor here is the relatively minor scale of development – at 50 dwellings a development of this scale would have a more limited impact than a larger alternative.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	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 thus the development would result in additional new dwellings within the borough's housing stock able to demonstrate high levels of water efficiency.	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?	As discussed at 12(2), the distance between the site and nearby watercourses (there are none on-site) makes it extremely unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible 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	1. Will it help protect and improve biodiversity and avoid harm to	The biodiversity value of the site has not been comprehensively assessed. However records show no statutory or non-statutory biodiversity assets are on site. Whilst this should not be a definitive metric of the ecological value of the site, the absence of	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.	protected species?	recognised designations show the site as one that does not support extensive habitats. The current equine use of the site is less likely to propagate high value biodiversity within it. There are 6 TPO trees along the site boundaries. Sensitive development would retain these trees. These considerations as well as very limited scale of the site and requirements around BNG limits any further negative effect on this criteria question with regards to this site specifically.		
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 small site adds difficulty to securing on site gains due to the lack of flexibility in land area that can support the establishment of new or replacement habitats. Nonetheless, law now requires that all development sites deliver 10% net gain even if off site, and this criteria question does not specify such gains have to be on site. That being said, on site gains would result more significant localised benefits in sustainability terms, thus the positive effect on this criteria question is limited.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	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.). However, no Regionally Important Geomorphological Site is present within the site's boundaries and the scale and topography of the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		site is such that effects would be negligible., the alterations to land levels to facilitate development across a relatively large area of land could influence modest alterations to the geological environment.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	Development would not enhance woodland cover by virtue of the proposed development. The primary supply of trees is along the site boundaries, of which 6 are designated TPO. These trees can be retained as part of a masterplan as the site does not extend beyond this. Ultimately though, there is the risk that some trees will be lost to development when compared with leaving the site in its current state.	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.	5. Will it provide new open space or green space?	With the site relatively small at only 1.7 hectares in size, the ability to provide new open/green space becomes more complex owing to the need to incorporate sufficient homes to ensure positive development viability. Therefore, the site is unlikely to provide open space due to its size and any green space would be incidental in type and scale.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue	6. Will it improve the quality of existing open space?	Currently, the site is private land and not accessible to the public. In any event, there is no open or green space situated within the site's boundaries so development would not have any impact or effect in enhancing the quality of existing open space.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Infrastructure and the 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?	No, there are no Green or Blue Infrastructure Networks on or nearby the site, and so the site would not make any contributions to encouraging further use of, or protection of GI Networks.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the South Yorkshire, Notts and Derbyshire Coalfield character area, and more specifically, forms part of the Coalfield Village Farmlands landscape type. This typically sees gently undulating land, pasture and localised arable cropping, relict ancient semi-natural woodland and dense watercourse trees and scattered hedgerow trees. The site shows conformity with some of these landscape characteristics, however new development would not be expected to compromise, or have any significant adverse impact on landscape character.	Neutral 0	Neutral 0
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage	2. Does it have a positive impact on visual amenity?	To an extent would be nestled amongst development along High Lane West to the south and east, and so development would largely be within the visual extent of West Hallam. While some element of openness would be lost from the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and its setting and enhancing the place through good design.		northern edge of the village, development would be unlikely to have significant negative impacts on wider views or visual amenity, as it would be relatively enclosed by existing hedgerows and trees along the site boundaries.		
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?	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 northern side of West Hallam is low density and 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.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The site has the potential to conserve the interrelationship given its location nestled amongst existing built form.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to	1. Will it conserve and enhance the historic	The site has little by way of association with any on or immediately off-site heritage assets with no statutory or non-statutory designations within 400 metres of its boundaries. Development would	Neutral 0	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enjoy culture and heritage.	environment, designated and non-designated heritage assets and their settings?	generate additional traffic, which to access services, could take additional vehicles through the West Hallam Conservation Area. The limited scale of development, and access via active travel modes, means that traffic generated from the site will be minimal and thus any such effect would be insignificant when compared with a larger site.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	The site would have negligible impact on existing landscape character given its siting and extent and would be adjacent to existing built form without any particular townscape or historic interest. As such, well designed development of the site would not be of detriment to these issues.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage – 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. West Hallam has a limited range of cultural activities owing to its size; however, the site would have access to Ilkeston via existing roads and an hourly bus service. Other sites attached to settlements higher up in the settlement hierarchy, or closer to the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Nottingham and Derby conurbations would offer better access and opportunities to 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?	Development of this site would be unlikely to make any tangible impact on improving direct access and enjoyment of the historic environment. Whilst development may increase vehicular activity (thus, access) through West Hallam Conservation Area, its limited scale is such that this effect would be minimal. In any case, an increased interaction of vehicles with the historic environment might result in negative effect which cancels out any potential benefit.	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 Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding throughout the build period.	Minor negative -1	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate 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.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>3. Will it result in additional waste?</p>	<p>Development of the site would be expected to have an impact in additional waste being created from all domestic buildings. This impact is limited only by the relatively minor scale of development proposed.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>4. Will it reduce hazardous waste?</p>	<p>Development of this site would not be expected to have any impact on the production of hazardous waste locally.</p>	<p>Neutral 0</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding</p>	<p>5. Will it protect the best and most versatile (BMV) agricultural</p>	<p>The site spans an expanse of poor-quality farmland as assessed and presented by the agricultural land classification. This means any development would not result in the loss of the best and most versatile agricultural land.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
minerals and waste.	land?			
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 greenfield in its classification so development would not prevent the loss of greenfield land. The limited scale of site limits this negative impact.	Minor negative -1	
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 entire site sits within Coal Authority Risk Areas. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.	Neutral 0	