

**Site: SGA19 - Maywood Golf Course**

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b>    |
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| <p><b>1. Housing</b><br/>To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p> | <p>1. Will it increase the range and affordability of housing for all social groups?</p>                     | <p>The delivery of approx. 1,200 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<br/>+2</p>      | <p>Major positive<br/>+3</p> |
| <p><b>1. Housing</b><br/>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<br/>0</p>              |                              |
| <p><b>1. Housing</b><br/>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<br/>0</p>              |                              |

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| <b>1. Housing</b><br>To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople. | 4. Will it reduce the number of unfit/vacant homes?   | The site could potentially reduce the number of unfit/vacant homes by contributing to an enlargement of the overall stock of residential accommodation in Erewash. The delivery of a sizeable number of new homes may focus attention elsewhere on those homes in the existing stock that are unfit for occupancy/long-term vacant - although the development of approx. 1,200 homes is not expected to show a strong relationship to this SA question. | Neutral<br>0                      |                           |
| <b>1. Housing</b><br>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?       | SGA19 is located close to Risley. It is anticipated that a site of 1,200 units will make good contributions to the provision of required infrastructure. This would include a primary school. Any provisions beyond this would be unknown at this point however they could include a limited retail provision   | Minor positive<br>+1              |                           |
| <b>2. Employment and Jobs</b><br>To create employment Opportunities.  | 1. Will it improve the diversity and quality of jobs? | Short term, development will generate jobs on site for the construction, marketing and sales of the dwellings. Long term, beyond the completion of the site, it is expected that jobs will be created within the site, particularly related to the requirement for a new school.  | Minor positive<br>+1              | Minor positive<br>+1      |
| <b>2. Employment and Jobs</b><br>To create employment Opportunities.  | 2. Will it reduce unemployment?                       | There is potential for this site to reduce unemployment in the short term as development will generate jobs on site in the construction, marketing and sales sectors. These jobs, however, are highly likely to move to other sites once the site is complete and all units are sold.   | Minor positive<br>+1              |                           |

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|   |   | There is also potential to reduce unemployment in the long term due to the requirement for a new school.   |                                   |                           |
| <b>2. Employment and Jobs</b><br>To create employment Opportunities.  | 3. Will it improve rural productivity in terms of employment opportunities? | It is expected that there will be no improvement as a result of development on rural productivity in terms of employment opportunities. The site good to moderate grade agricultural land along with a golf course. Due to the loss of good to moderate agricultural land, there may be a loss in rural productivity in terms of employment opportunities in the future. | Minor negative<br>-1              |                           |
| <b>3. Economic Structure and Innovation</b><br>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 SGA19 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<br>0                      | Neutral<br>0              |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical conditions for a high quality modern economic structure including  | 2. Will it provide business/university clusters?                            | Due to SGA19 being located away from town and city centres, it is not expected to provide business or university clusters. These clusters are more appropriate on larger sites of mixed use development located closer to city centres.  | Neutral<br>0                      |                           |

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| infrastructure to support the use of new technologies.  |   |   |                                   |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies. | 3. Will it create jobs in high knowledge sectors?                     | Development is unlikely to lead to the creation of any further jobs in high knowledge sectors.  | Neutral<br>0                      |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies. | 4. Will it encourage graduates to live and work within the Plan area? | The size of SGA19 does not lend itself to being a mixed use site. It is therefore not expected to encourage many graduates to work within the plan area. The site itself is located away from town and city centres, therefore located away from a large portion of graduate job locations meaning graduates may look for somewhere closer to their work/recreation locations to live; although there is not a strong relationship between the site and this SA question. | Neutral<br>0                      |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical  | 5. Will it provide the required infrastructure?                       | SGA19 will provide some required infrastructure as a result of development. A new primary school would be required as part of the development, something which could serve the local community beyond the site  | Neutral<br>0                      |                           |

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| conditions for a high quality modern economic structure including infrastructure to support the use of new technologies. |   | boundary. It is not a requirement for a site of this size to include a retail provision/ community facilities. SGA19 will use the current transport infrastructure in place around Risley to support its development.   |                                   |                           |
| <b>4. Shopping Centres</b><br>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 SGA19 is Sandiacre Local Centre, 2km from the centre of SGA19. Development of SGA19 is likely to lead to an increase in footfall within Sandiacre Local Centre due to the increased population within the vicinity.   | Minor positive<br>+1              | Minor positive<br>+1      |
| <b>5. Health and Wellbeing</b><br>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, meaning 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. It is worth considering however, that people who require as visit to health services may not be able to walk the 2km each way to Sandiacre. The development of the site would be highly unlikely to sustain health or sport/ recreation facilities due to its limited scale and associated viability constraints. | Neutral<br>0                      | Minor positive<br>+1      |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce   | 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.  | Neutral<br>0                      |                           |

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| health inequalities.  |  |  |                                   |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 3. Will it increase the opportunities for recreational physical activity?        | The site is close to Risley, where Friesland Leisure Centre is located within walking distance of SGA19, allowing for the potential for development to enhance these facilities. SGA19 is located in the heart of a network of Public Rights Of Way. The creation of 1,200 dwellings at this location would increase opportunities for recreational physical activities such as walking/cycling the Public Rights of Way network. This however would not expand the recreational opportunities as no new opportunities would be created directly as a result of development. | Minor positive +1                 |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 4. Will it provide new open space or improve the quality of existing open space? | SGA19 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 from the local environment, however the public rights of way which run across the site would be preserved.   | Minor positive +1                 |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 5. Will it improve access to local food growing opportunities?                   | The land upon which the site would be constructed is arable. Development of the site would not improve access to local food growing opportunities. Although the site does not appear to currently have any significant food growing present, the loss of good to moderate agricultural land would lead to the loss of future opportunities for food growing locally.   | Minor negative -1                 |                           |

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| <b>6. Community Safety</b><br>To improve community safety, reduce crime and the fear of crime. | 1. Will it reduce crime and the fear of crime?                | Delivery of around 1,200 dwellings at this location would result in the urbanising of private greenfield land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land, particularly when considering the site is already in a largely urban environment.   | Minor negative<br>-1              | Major negative<br>-2      |
| <b>6. Community Safety</b><br>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<br>-1              |                           |
| <b>7. Social Inclusion</b><br>To promote and support the development and                       | 1. Will it protect and enhance existing cultural              | Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to the conurbation   | Minor positive<br>+1              | Major positive<br>+2      |

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| growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.  | assets?  | means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.  |                                   |                           |
| <b>7. Social Inclusion</b><br>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. 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. | Neutral<br>0                      |                           |
| <b>7. Social Inclusion</b><br>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?                                  | SGA19 is of a size which could lead to the provision of a small amount of facilities i.e. Shops. However, this is an unknown factor at this stage and should not be assumed.   | Neutral<br>0                      |                           |
| <b>7. Social Inclusion</b><br>To promote and support the development and   | 4. Will it provide for the educational needs of the  | Due to the size of SGA19, it would be expected that development would provide a new primary school. It is expected that local secondary schools would absorb any   | Minor positive<br>+1              |                           |



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| growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.  | population?  | places that arise as a result of development.   |                                   |                           |
| <b>8. Transport</b><br>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 in the vicinity. Given the scale of development proposed, the existing network would unlikely be enhanced as a direct result of development without developer contributions.   | Minor negative<br>-1              | Major negative<br>-5      |
| <b>8. Transport</b><br>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility. | 2. Will it help to develop a transport network that minimises the impact on the environment? | The location of the site nearby to Risley would enable access to existing facilities and services to be via sustainable forms of travel – including walking and cycling. Specifically, Public Rights of Way are present between the site and Risley. Risley does not benefit from the widest range of public transport facilities however there are some. There are also Public Rights of Way as sustainable transport options between the site and Risley/ Stanton by Dale/Breaston. Despite its proximity to existing settlements, the site is relatively isolated from town centres and nearby infrastructure. Notwithstanding the merits of its location in relation to this criteria question as considered above, this factor | Major negative<br>-2              |                           |

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|  |   | acts as a major constraint to any positive effects.  |                                   |                           |
| <b>8. Transport</b><br>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? | A development of this scale would result in additional car usage relating to an expanded local population. The limited existing connectivity to nearby settlements – particularly Ilkeston town – will enhance the effect, alongside the M1 acting as an obstacle to permeability therefore enhancing the need for private vehicles.   | Major negative<br>-2              |                           |
| <b>8. Transport</b><br>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility. | 4. Will it increase accessibility to services and facilities?                                       | The number of dwellings the site would be expected to deliver would require the provision of facilities to support the incumbent population at a scale that would likely provide some net gain in accessibility to services and facilities for existing populations nearby. At a minimum on this site this would include a school, additional requirements beyond this are unknown at this stage. The effect is reciprocal in that the incumbent population would have relatively easy access to services and facilities that exist within neighbouring settlements. | Neutral<br>0                      |                           |
| <b>9. Brownfield Land</b><br>To make efficient use of brownfield land and recognise biodiversity value where appropriate.  | 1. Will it make efficient use of brownfield land?   | SGA19 is currently agricultural land and a golf course within the green belt, therefore its development would not make efficient use of brownfield land.   | Major negative<br>-2              | Major negative<br>-3      |

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| <b>9. Brownfield Land</b><br>To make efficient use of brownfield land and recognise biodiversity value where appropriate.                                 | 2. Will it minimise impact on the biodiversity interests of land?                | Development of the site could pose a threat to biodiversity interests and assets present on or adjacent to it. However, the land's current arable usage could likely lead to a reduction of the impacts on biodiversity arising from the site's possible development.   | Minor negative<br>-1              |                           |
| <b>10. Energy and Climate Change</b><br>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?                                      | SGA19 would result in 1,200 new dwellings, all of which will use energy, therefore resulting in a consistent increase in energy use. Residential energy schemes could be used to reduce the additional energy arising from the site, however these schemes would not completely eliminate all additional energy use created as a result of development. | Major negative<br>-2              | Neutral<br>0              |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources. | 2. Will it improve energy efficiency of the building stock within the Plan area? | The construction of 1,200 new dwellings will result in an improvement in energy efficiency of the building stock within the immediate area as the current building stock is majority over 25+ years old in the surrounding area   | Minor positive<br>+1              |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop   | 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  | Neutral<br>0                      |                           |

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| low-carbon energy resource, reducing dependency on non-renewable sources.   |  | 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.   |                                   |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources. | 4. Will it support the development of community energy systems?                          | Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity. | Neutral<br>0                      |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources. | 5. Will it ensure that buildings are able to deal with future changes in climate change? | Homes and other facilities that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of a sizeable number of homes at this location would create                          | Minor positive<br>+1              |                           |

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|   |  | 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.   |                                   |                           |
| <b>11. Pollution and Air Quality</b><br>To manage air quality and minimise the risk posed by air, noise and other types of pollution. | 1. Will it increase levels of air, noise and other types of pollution? | Development of this scale would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the introduction of vehicular trips to a previously undeveloped site. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. Although all of new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and better specification materials. | Minor negative<br>-1              | Minor negative<br>-1      |
| <b>12. Flooding and Water Quality</b><br>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, however these do not lead to an increased flood risk.   | Neutral<br>0                      | Major negative<br>-2      |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water                           | 2. Will it improve water quality?                                      | Development of the site would be unlikely to improve water quality within the wider water cycle. 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<br>-1              |                           |

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| quality.   |  |   |                                   |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 3. Will it conserve water?   | SGA19 is unlikely to assist with the conservation of water given the likely demand arising from domestic properties. Development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.  | Major negative<br>-2              |                           |
| <b>12. Flooding and Water Quality</b><br>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<br>+1              |                           |
| <b>12. Flooding and Water Quality</b><br>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 to the south of the site extending into the centre of the site. Development could cause a deterioration to the Water Framework Directive Status, something which could be mitigated in the early stages of site master planning and design.  | Neutral<br>0                      |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of   | 6. Will it cause any harm to a Source Protection Zone or   | No. SGA19 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<br>0                      |                           |

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| flooding and to conserve and improve water quality.   | the water environment?  |   |                                   |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 1. Will it help protect and improve biodiversity and avoid harm to protected species? | Development of the site would have a significant impact on the current biodiversity and ecological species networks across SGA19. Risley Glebe Local Wildlife Site lies outside the south of the site boundary. New housing across the entirety of the site could threaten a diverse range of species that both within the site boundary and potentially within the Local Wildlife Site close by.   | Major negative<br>-2              | Major negative<br>-2      |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 2. Will it allow for biodiversity net gains?  | The site size of SGA19 will allow for some biodiversity net gain to be achieved. Whilst not yet enshrined in law, good practice (including the use of Natural England's biodiversity metric tool) strongly encourages major new development to deliver net gains either on or off-site. The West Hallam Common Field Local Wildlife Site is located within the site boundary, therefore biodiversity net gains should be focused around enhancing the existing Wildlife Site. | Neutral<br>0                      |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue   | 3. Will it conserve and enhance the geological environment?                           | Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to   | Minor negative<br>-1              |                           |

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| Infrastructure and the natural environment.   |  | facilitate development across a relatively large area of land could influence modest alterations to the geological environment.   |                                   |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 4. Will it maintain and enhance woodland cover and management? | The site itself does not display any extensive areas of woodland cover and any resulting need for its management. Trees are evident along some of the boundary, with the rest of the boundary being made up of hedgerows. A general absence of woodland cover means that development would not result in the loss of coverage across the site; however, the potential for hedgerow trees to be removed to accommodate a new development would have a negative impact. Compensatory net gain could involve tree planting to improve the overall number of trees, but details around this mitigation measure are currently unplanned/unknown. | Minor negative<br>-1              |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 5. Will it provide new open space or green space?              | Development of this scale would be expected to provide open/ green space. Provision would be required to support resident's informal leisure and recreational activities whilst the incorporation of green space would contribute towards a 'greening' of the site and offer scope for the creation of biodiversity. This would also benefit a high quality urban realm.  | Minor positive<br>+1              |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp;</b>   | 6. Will it improve the quality of existing open                | Currently there is no formally designated open space within the boundaries of the site. As such, any  | Minor positive<br>+1              |                           |



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| <b>Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.  | space?   | development would help to create new areas of open space which as described at 13(5) display a range of benefits.   |                                   |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks? | Development of SGA19 would lead to the protection and potential enhancement of the Green and Blue Infrastructure which currently crosses the site boundary. There are several Public Rights of Way that would be protected as a result of development. There may, however, be a detrimental impact on these networks during the construction phase of development, having a short term negative impact on such infrastructure. This however is not a guarantee. | Neutral<br>0                      |                           |
| <b>14. Landscape and Built Environment</b><br>To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.         | 1. Does it respect or preserve identified landscape character?                         | Strategic development at this site would undoubtedly alter to a substantial degree the landscape character evident in this part of the Borough. The landscape is currently agricultural fields with no settlement directly attached.  | Major negative<br>-2              | Major negative<br>-7      |
| <b>14. Landscape and Built Environment</b><br>To protect and enhance the landscape and  | 2. Does it have a positive impact on visual amenity?                                   | Development of the site would have a notable impact on visual amenity to the current appearance consisting of enclosed agricultural fields. Whilst a larger development across an expansive areas would have the potential to   | Minor negative<br>-1              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| townscape character, including heritage and its setting and enhancing the place through good design.  |  | make a negative impact visually, the thoughtful and creative landscaping of green spaces, creation of new habitat and positive design of new buildings can help create a positive layout.  |                                   |                           |
| <b>14. Landscape and Built Environment</b><br>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? | SGA19 will not directly adjoin any existing settlement, it will be a new settlement on green belt land. The current distinctiveness of this area is agricultural land and a golf course. The addition of 1,200 homes.  | Major negative<br>-2              |                           |
| <b>14. Landscape and Built Environment</b><br>To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design. | 4. Will it conserve or enhance the interrelationship between the landscape and the built environment?  | Development will have a significant impact on the interrelationship between the landscape and the built environment as there will be a small gap between Risley and the new settlement at SGA19, which would negatively impact the interrelationship between the landscape and the built environment. To ensure the interrelationship could be conserved, SGA19 should connect directly with Risley. | Major negative<br>-2              |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide  | 1. Will it conserve and enhance the historic   | The site itself does not contain any designated or non-designated heritage assets. Stanton-by-Dale Conservation Area is to the north of the site, Risley   | Neutral<br>0                      | Minor positive<br>+1      |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| better opportunities for people to enjoy culture and heritage.  | environment, designated and non-designated heritage assets and their settings?  | Conservation Area is located to the south and Sandiacre Conservation Area is to the east of the site. Development would not be likely to directly impact on these Conservation Areas.  |                                   |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage. | 2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?              | Similarly to 14(3), development of SGA19 could have negative impacts on the strength of the local character and distinctiveness if great thought is not given to the design phase of development. SGA19 is a site that is not connected to a conurbation directly. Therefore there is no real local character and distinctiveness for it to respect or maintain. Development will negatively impact the current character of agricultural land and green field land even with good design to minimise these impacts. | Minor negative<br>-1              |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage. | 3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities? | An increased population within this area of Erewash allows opportunities for new residents to better access and understand local heritage.   | Minor positive<br>+1              |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for                                       | 4. Will it protect or improve access and enjoyment of the historic  | Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment.  | Minor positive<br>+1              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| people to enjoy culture and heritage.  | environment?   |  |                                   |                           |
| <b>15. Heritage</b><br>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<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>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<br>-1              | Major negative<br>-6      |
| <b>16. Natural Resources and Waste Management</b><br>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<br>0                      |                           |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| <b>16. Natural Resources and Waste Management</b><br>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<br>-2              |                           |
| <b>16. Natural Resources and Waste Management</b><br>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<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste. | 5. Will it protect the best and most versatile (BMV) agricultural land? | The site spans an expanse of good to moderate quality farmland as assessed and presented by the agricultural land classification. This means any development would result in the loss of good agricultural land, albeit not the best and most versatile.   | Minor negative<br>-1              |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the  | 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 | Major negative<br>-2              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>                         | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| area including soils, safeguarding minerals and waste.   |   | against a substantial loss of greenfield land.   |                                   |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste. | 7. Will it sterilise mineral resources? | SGA19 is not located within any identified Coal Authority Zones, therefore no impact on mineral resources is expected. | Neutral<br>0                      |                           |

**Site: SGA20 – North of Draycott and Breaston**

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b>    |
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| <p><b>1. Housing</b><br/>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 2,100 residential units would be expected to deliver more diversity in housing stock. The ability to deliver a range of house types including an element of affordable housing is likely to be favourable on increasing the accessibility of housing to a range of social groups.</p>   | <p>Major positive<br/>+2</p>      | <p>Major positive<br/>+4</p> |
| <p><b>1. Housing</b><br/>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<br/>0</p>              |                              |
| <p><b>1. Housing</b><br/>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<br/>0</p>              |                              |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b>    |
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| <p><b>1. Housing</b><br/>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 <i>existing</i> unfit or vacant homes. There is potential that development of the site would encourage investment in neighboring urban areas and that this would lead to positive change, but this is unlikely to be a strong link.</p> | <p>Neutral<br/>0</p>              |                              |
| <p><b>1. Housing</b><br/>To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p> | <p>5. Will it provide the required infrastructure?</p>       | <p>The large scale of potential development on site means that a range of infrastructure would be provided. This could include improvements to the road network, improvements and creation of green open space, creation of a new primary school and improvements to local secondary schools. Though improvements can be made to the infrastructure, the rural location of the site, adjoining two villages will still put a strain on existing infrastructure, in particular the local road network, which has limited opportunity to be improved in its current form.</p>  | <p>Major positive<br/>+2</p>      |                              |
| <p><b>2. Employment and Jobs</b><br/>To create employment Opportunities.</p>  | <p>1. Will it improve the diversity and quality of jobs?</p> | <p>The number of dwellings the site would be expected to deliver would require the provision of facilities to support the incumbent population. Such facilities would include retail and potentially other commercial uses which would</p>   | <p>Major positive<br/>+2</p>      | <p>Major positive<br/>+5</p> |



| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|  |   | simultaneously provide additional job opportunities in the locality. Given the limited range of job providers within the villages of Breaston and Draycott, it is expected that delivery of this site would lead to some improvement in the diversity and quality of jobs locally in the long term. The construction of a site of this scale would also provide a significant boost to the local economy in the short to medium term. |                                   |                           |
| <b>2. Employment and Jobs</b><br>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. The same effect in the short term would result from construction of the site. There is some potential for unemployment to be reduced as a result.  | Major positive +2                 |                           |
| <b>2. Employment and Jobs</b><br>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. Opportunities for businesses, commercial and retail premises creation exist on the site.   | Minor positive +1                 |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical conditions for a high quality modern economic structure including | 1. Will it provide land and buildings of a type required by businesses?     | Due to its scale, the site would support retail facilities. As a result, the site will provide land and buildings of a types required by businesses, albeit to a limited extent and type.   | Minor positive +1                 | Major positive +3         |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| infrastructure to support the use of new technologies.  |   |  |                                   |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies. | 2. Will it provide business/university clusters?                      | Development of this site would not provide business/university clusters aside from a very small element relating to potential provision of retail which is not considered to have a clear link to this criteria question. A positive impact has been awarded as the site has the ability to provide facilities for commercial use which could support business clusters. | Minor positive +1                 |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies. | 3. Will it create jobs in high knowledge sectors?                     | No part of this site would be expected to accommodate uses which provide jobs in the high knowledge sectors.   | Neutral 0                         |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical  | 4. Will it encourage graduates to live and work within the Plan area? | The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area as a result of a boosted supply of new dwellings. The link between attracting graduates  | Neutral 0                         |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.  |   | specifically and provision of new dwellings on this site however is weak.   |                                   |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies. | 5. Will it provide the required infrastructure?   | Infrastructure within the site which supports economic structure and innovation would include providing for expected retail provision however a housing-led development of the site would not otherwise be expected to provide economic related infrastructure.   | Minor positive +1                 |                           |
| <b>4. Shopping Centres</b><br>Increase the vitality and viability of existing shopping centres.   | 1. Will it encourage the vitality of the city centre, town centre, district centre or local centre? | It is expected that limited retail provision would be provided within the site to support the incumbent population at a scale that would not pose risk to the vitality of nearby established centre. On the contrary, a much boosted local population resulting from the sites redevelopment would result in increased expenditure capacity and is likely to present a positive effect on nearby centres. | Minor positive +1                 | Minor positive +1         |
| <b>5. Health and Wellbeing</b><br>To improve health and   | 1. Will it reduce health inequalities?  | The location of the site north of Breaston and Draycott means that an increased proportion of the population within the plan area will be able to access services and   | Minor positive +1                 | Major positive +2         |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| wellbeing and reduce health inequalities.   |   | facilities through active means (walking and cycling). The provision of facilities on site would also present opportunity for existing residents in the villages 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. This would provide additional opportunities for active movement and travel across the site. |                                   |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 2. Will it improve access to health services?                             | Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The sites location adjacent to the villages which contains existing facilities (a doctor's surgery and pharmacy) does provide the potential for enhancing the proportion of the Borough's population who can easily access facilities, resulting in minor improvement to overall access.  | Minor positive +1                 |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 3. Will it increase the opportunities for recreational physical activity? | The site would lead to an increase in population with good access to the Countryside via the Public Right of Way Network - which would help to increase opportunities for recreational physical activity. No significant existing assets are identified on site but its development would be expected to contribute to a network of green and open space to support the incumbent population.  | Minor positive +1                 |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 4. Will it provide new open space or improve the quality of existing open space? | Currently there is no formally designated open space within the boundaries of the site. Public Rights of Way exist across the site. There is potential for integrating a network of open space within the development site.   | Minor positive<br>+1              |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 5. Will it improve access to local food growing opportunities?                   | The land upon which the site would be constructed is largely arable, rated very good in the agricultural land classification and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities on a relatively large scale.  | Major negative<br>-2              |                           |
| <b>6. Community Safety</b><br>To improve community safety, reduce crime and the fear of crime.    | 1. Will it reduce crime and the fear of crime?                                   | Delivery of around 2,103 dwellings at this location will result in the relatively significant urbanising of rural land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity presented through development to reduce incidences and fear or <i>rural</i> crime is outweighed by the effects of urbanising the land. | Minor negative<br>-1              | Major negative<br>-2      |
| <b>6. Community Safety</b><br>To improve community safety, reduce crime and the fear of crime.    | 2. Will it contribute to a safe and secure built environment?                    | The land upon which this site would be delivered does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in a much expanded built environment on predominantly rural land.  | Minor negative<br>-1              |                           |

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|  |  | 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.   |                                   |                           |
| <b>7. Social Inclusion</b><br>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 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 is likely to provide the impetus for such enhancements. This would be applicable to the existing assets within both Breaston and Draycott. | Major positive<br>+2              | Major positive<br>+8      |
| <b>7. Social Inclusion</b><br>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas                       | 2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities? | Delivery of 2,100 dwellings would result in a large increase in population north of the villages. 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 contribute to enhancement of school places (provision of new school) in the area and this also presents an opportunity to improve access to and engagement with   | Major positive<br>+2              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| within the plan area.  |   | community activities locally. The extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.  |                                   |                           |
| <b>7. Social Inclusion</b><br>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 development of this size would be expected to deliver a new primary school and contribute to secondary school improvements / school places. Retail provision to support the new population would be expected which could also benefit the existing residents of Breaston and Draycott. The development is also expected to deliver green open spaces which will provide similar benefits. | Major positive<br>+2              |                           |
| <b>7. Social Inclusion</b><br>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area. | 4. Will it provide for the educational needs of the population?             | Due to the size of the development, it is expected that the site will deliver up to two primary schools and contribute to improvements / school places at a nearby secondary school (likely to be Friesland or Wilsthorpe School). This will provide improvements to both existing and new populations.   | Major positive<br>+2              |                           |
| <b>8. Transport</b><br>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve  | 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 surrounding area. The site is unlikely to result in the implementation of large-scale enhancement to the existing network (such as a new road) although it will be required to mitigate impacts on the local highway  | Minor negative<br>-1              | Major negative<br>-3      |

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| accessibility to jobs and services for all and to improve travel choice and accessibility.   |   | network which result from its development where appropriate.  |                                   |                           |
| <b>8. Transport</b><br>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 north of Breaston and Draycott would enable access and improvements to existing facilities and services to be via sustainable forms of travel – including bus travel, walking and cycling. The Public Right of Way network that runs north of the site provides strong sustainable links to neighbouring villages and towns and should be maintained. It is not expected that the development site will bring significant improvements to sustainable transport as the new community will still likely utilise private car transport to access facilities in Long Eaton. | Minor negative<br>-1              |                           |
| <b>8. Transport</b><br>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 north of the villages will enable access to jobs, facilities and services to be achieved via means other than the private car. Ultimately however, a development of this scale would result in additional car usage relating to an expanded local population and to reach larger facilities and job opportunities, for instance in Derby.  | Major negative<br>-2              |                           |
| <b>8. Transport</b><br>To make efficient use of the existing transport   | 4. Will it increase accessibility to services and   | The number of dwellings the site would be expected to deliver would require the provision of facilities to support the incumbent population at a scale that would likely  | Minor positive<br>+1              |                           |



| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility. | facilities?   | provide some net gain in accessibility to services and facilities for existing populations nearby. Specifically, a school and retail provision would be required and this would directly improve access to facilities for the existing village population.  |                                   |                           |
| <b>9. Brownfield Land</b><br>To make efficient use of brownfield land and recognise biodiversity value where appropriate.                                 | 1. Will it make efficient use of brownfield land?                 | The extent of the site consists almost entirely of greenfield land that is arable in classification and is capable of supporting agricultural productivity (rated 'very good' in agricultural classification) – therefore the site does not make efficient use of brownfield land.  | Major negative<br>-2              | Major negative<br>-4      |
| <b>9. Brownfield Land</b><br>To make efficient use of brownfield land and recognise biodiversity value where appropriate.                                 | 2. Will it minimise impact on the biodiversity interests of land? | There are no statutory environmental designations within the site. However, it is worth noting that SGA20 is located within the extent of the Site of Special Scientific Interest (SSSI) Impact Risk Zone for the Attenborough Ponds SSSI in nearby Broxtowe Borough. ER200 (Johnson Play Area) Local Wildlife Site in its entirety falls within SGA20. Additionally, a group of trees on the northern edge of SGA20 are classed as 'young trees' in the National Forest Inventory. Both acknowledge habitats that would support biodiversity in this area. Despite an absence of statutory ecological assets on-site, there are still aspects of SGA20 which support biodiversity and which would be lost in the event of development. ER200 sits at one of the identified vehicular access points into SGA20 and any vehicular access into the site would have to span the local wildlife | Major negative<br>-2              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|   |  | site before reaching non-designated land. Despite the above, it is felt that sensible design and sensitive layout of development would help preserve some habitat to continue making important ecological contributions and that the loss of biodiversity could be adequately offset at appropriate locations SGA20 with a network of new wildlife areas. Nevertheless the land use conversion from agricultural land to housing will severely limit the opportunities for safeguarding biodiversity.   |                                   |                           |
| <b>10. Energy and Climate Change</b><br>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 undeveloped, greenfield status. Whilst some energy will be used to support the agricultural productivity of the land, the potential provision of more than a thousand new homes and other development types would see a steep increase in energy usage by occupants of all buildings across the site. Whilst community energy schemes could be pursued, this would still result in a notable increase in energy use in excess of the current baseline. | Major negative<br>-2              | Minor positive<br>+1      |
| <b>10. Energy and Climate Change</b><br>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 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.  | Major positive<br>+2              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| renewable sources.  |  |   |                                   |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources. | 3. Will it support the generation and use of renewable energy?           | Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, masterplanning will be required to understand the level of potential. | Neutral<br>0                      |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources. | 4. Will it support the development of community energy systems?          | Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.  | Neutral<br>0                      |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop   | 5. Will it ensure that buildings are able to deal with future changes in | 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  | Minor positive<br>+1              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| low-carbon energy resource, reducing dependency on non-renewable sources.   | climate change?  | in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of a sizeable number of homes at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.  |                                   |                           |
| <b>11. Pollution and Air Quality</b><br>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<br>-1              | Minor negative<br>-1      |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality.                  | 1. Will it minimise or mitigate flood risk?                            | The site is located across Flood Zone 1 (49.3% of the site), Flood Zone 2 (20.8% of the site), Flood Zone 3a (17.3% of the site) and Flood Zone 3b (13.6%) of the site). The development should avoid flood risk areas and incorporate sustainable urban drainage systems. The number of dwellings being 2,103 has taken account for not building homes within Flood Zone 3a and 3b. SGA20 contains an informal network of drains and more formal water courses (Golden Brook). It is expected that  | Major negative<br>-2              | Major negative<br>-5      |

| <b>Performance:<br/>Sustainability<br/>Appraisal Objective</b>   | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings:<br/>Criteria<br/>Question</b> | <b>Ratings:<br/>Objective</b> |
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|  |   | although flood risk areas and watercourses can be avoided, the development of strategic housing site at this location would greatly alter the run off dynamics in comparison to its current use as agricultural land and therefore further the risk of flooding.   |   |                               |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 2. Will it improve water quality?                       | Development of the site would be unlikely to improve water quality within the wider water cycle. With the Golden Brook flowing through the site and an informal network of drains being present, the urbanisation of land caused by construction of housing within its vicinity would threaten water quality. This would not be directly caused by improper discharges into the Brook, but the altered subterranean hydrology that could no longer fully rely on undeveloped fields absorbing rainwaters through natural drainage processes. | Minor negative<br>-1                      |                               |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 3. Will it conserve water?                              | A site of such large scale is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic and commercial property. Development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.   | Major negative<br>-2                      |                               |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water          | 4. Will it improve or help to promote water efficiency? | Following directly on from 10(3) above, there is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic and commercial properties does offer opportunities to promote a more efficient use of water and water   | Minor positive<br>+1                      |                               |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| quality.   |  | 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.  |                                   |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality.   | 5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses? | The site currently consists completely of greenfield land with the Golden Brook and small streams passing within its boundaries. Without mitigation, development would possibly affect Water Framework Directive status or the on-site watercourse mentioned above. The urbanisation across a sizeable amount of land has the potential to see a deterioration in water quality through alterations to the hydrological pathways water would follow in order to permeate the ground through natural processes. | Minor negative<br>-1              |                           |
| <b>12. Flooding and Water Quality</b><br>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<br>0                      |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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?                      | There are no statutory environmental designations within the site. However, it is worth noting that SGA20 is located within the extent of the Site of Special Scientific Interest (SSSI) Impact Risk Zone for the Attenborough Ponds SSSI in nearby Broxtowe Borough. ER200 (Johnson Play Area) Local Wildlife Site in its entirety falls within SGA20. Additionally, a group of trees on the northern edge of SGA20 are classed as 'young trees' in   | Major negative<br>-2              | Minor positive<br>+1      |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>                              | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| natural environment.   |  | <p>the National Forest Inventory. Both acknowledge habitats that would support biodiversity in this area. Despite an absence of statutory ecological assets on-site, there are still aspects of SGA20 which support biodiversity and which would be lost in the event of development. ER200 sits at one of the identified vehicular access points into SGA20 and any vehicular access into the site would have to span the local wildlife site before reaching non-designated land. Despite the above, it is felt that sensible design and sensitive layout of development would help preserve some habitat to continue making important ecological contributions and that the loss of biodiversity could be adequately offset at appropriate locations SGA20 with a network of new wildlife areas. Nevertheless, the conversion of the land from agricultural land, to housing, which likely supports some wildlife, will likely cause harm to biodiversity. Additionally, due to the lack of environmental survey data available, it is hard to determine if protected species exist across the site.</p> |                                   |                           |
| <p><b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br/>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p> | 2. Will it allow for biodiversity net gains? | <p>There are environmental assets within and nearby the site, such as Local Wildlife Site (ER200) and the identified woodland, which would benefit from improvements via biodiversity net gain. The low density of housing on this site and the presence of higher risk flood zones where development is not expected to occur, would allow space for biodiversity net gain to be incorporated within the site.</p>   | Minor positive +1                 |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| natural environment.  |  |   |                                   |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 3. Will it conserve and enhance the geological environment?    | Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a large area of land could influence modest alterations to the geological environment. | Minor negative<br>-1              |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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 includes some woodland cover. It would be expected that the woodland is conserved due to its biodiversity value. Part of the biodiversity net gain required from this site could result in enhancements to the present woodland cover.   | Minor positive<br>+1              |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the                      | 5. Will it provide new open space or green space?              | Development of this scale would be expected to make substantial provision to serve a newly-established large community. Ample provision would be required to 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   | Minor positive<br>+1              |                           |



| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| natural environment.  |  | offers ample opportunity to provide open/green space throughout it, establishing a network of open spaces that have a multitude of uses.   |                                   |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 6. Will it improve the quality of existing open space?                                 | Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create new areas of open space which as described at 13(5), display a range of benefits but it is not possible to improve existing spaces as non-presently exist within the site. Public Rights of Way cross the site at various points and should be maintained. Though they do not contribute to the improvement of the quality of existing open space, they are able to provide sustainable connections to future developed open spaces. | Neutral<br>0                      |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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 this scale presents an opportunity to incorporate substantial elements of new and/or improved blue and green infrastructure to help connect the site to the adjacent Borough-wide network. Scope exists to explore establishing linkages between a development at this site and the wider Public Right of Way Network which connect onto neighbouring villages and towns. The onsite Local Wildlife Site also presents opportunity for improvements to localised blue and green infrastructure assets.  | Minor positive<br>+1              |                           |
| <b>14. Landscape and Built Environment</b><br>To protect and enhance  | 1. Does it respect or preserve identified  | The site is located within Trent Valley Washlands Landscape Character Area and the Lowland Village Farmlands Type. The current use of the site conforms  | Major negative<br>-2              | Major negative<br>-7      |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| the landscape and townscape character, including heritage and its setting and enhancing the place through good design.  | landscape character?   | greatly to the type, with a mix of arable farming present, medium to large regular fields with hedgerows and the presence of farms and cottages. The development of a strategic housing site at SGA20 would result in substantial urbanisation and would see many of the described elements lost or fundamentally altered.  |                                   |                           |
| <b>14. Landscape and Built Environment</b><br>To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design. | 2. Does it have a positive impact on visual amenity?   | Development of the site would have a notable impact on visual amenity to the current appearance which consists of enclosed agricultural fields. A strategic-scale development across an expansive area would have the potential to make a positive impact visually, with the thoughtful and creative landscaping of green spaces, creation of new habitat and positive design of new buildings all helping to create a positive low-density layout – however, the land currently provides a largely open setting for the Breaston and Dracyott, across farmland which can be considered as a positive vista in which the built-up area is seen. | Minor negative<br>-1              |                           |
| <b>14. Landscape and Built Environment</b><br>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 local distinctiveness is a village setting adjoining the Green Belt for both Breaston and Dracyott. The development would result in the merging of the two settlements at the northern parts of the villages. The development would also alter the change of use of the site from agricultural fields, which contribute to the rural village setting of the site, to a development of over 2,000 homes. This would be detrimental to the individual character of the villages.  | Major negative<br>-2              |                           |

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| <b>14. Landscape and Built Environment</b><br>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?                       | Similar to what is described in 14 (4), the development is not expected to conserve or enhance the interrelationship between the landscape and the built environment. The site presently plays an important role in openness in terms of Green Belt and the villages' access to the open countryside. The development of the site from agricultural uses to housing will be detrimental to this relationship.  | Major negative<br>-2              |                           |
| <b>15. Heritage</b><br>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? | Though no designated heritage assets exist within the site, there are two railway bridges on the southern border of the site which are Listed. Development should be sympathetically planned around these assets in order to minimise harm.  | Minor negative<br>-1              | Minor negative<br>-1      |
| <b>15. Heritage</b><br>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 existing site as agricultural land plays an important role in the distinctiveness of the landscape for the adjoining villages of Breaston and Draycott. With its current land use as agricultural land conforming strongly to the landscape character area type, the change in use to a strategic housing site would be detrimental to the present character of the site. The agricultural use and Public Rights of Way Network that run through the site also benefit from the open countryside complementing the setting of the villages of Breaston and Draycott. Consequently the development of housing would not strengthen the local character and distinctiveness. | Major negative<br>-2              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| <b>15. Heritage</b><br>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 Breaston and Draycott (including Listed Buildings and Conservation Areas) 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<br>+1              |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage. | 4. Will it protect or improve access and enjoyment of the historic environment?   | Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment. Development would bring better, more legible green links with the surrounding areas – allowing improved access to the rural network of public rights of way, which runs directly along the northern boundary of the site and throughout it.  | Minor positive<br>+1              |                           |
| <b>15. Heritage</b><br>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<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the  | 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,  | Major negative<br>-2              | Major negative<br>-8      |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| natural resources of the area including soils, safeguarding minerals and waste.  |  | would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding and during the lifetime of the development.   |                                   |                           |
| <b>16. Natural Resources and Waste Management</b><br>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<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>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.   | Neutral<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the  | 4. Will it reduce hazardous waste?   | Development of this site would not be expected to have any impact on the production of hazardous waste locally.   | Neutral<br>0                      |                           |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| area including soils, safeguarding minerals and waste.   |   |  |                                   |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste. | 5. Will it protect the best and most versatile (BMV) agricultural land? | The site spans a significant expanse of good quality farmland as assessed and presented by the agricultural land classification (rated very good). This means any development would negatively impact the loss of the best and most versatile agricultural land.   | Major negative<br>-2              |                           |
| <b>16. Natural Resources and Waste Management</b><br>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<br>-2              |                           |
| <b>16. Natural Resources and Waste Management</b><br>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<br>0                      |                           |

**Site: SGA21 – Stanton Regeneration Site**

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b>    |
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| <p><b>1. Housing</b><br/>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 1,000 residential units would be expected to deliver significantly more diversity in housing stock within the plan area. The ability to deliver a range of house types including an element of affordable housing is likely to be favourable on increasing the accessibility of housing to a range of social groups.</p>  | <p>Major positive<br/>+2</p>      | <p>Major positive<br/>+4</p> |
| <p><b>1. Housing</b><br/>To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p> | <p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p> | <p>As with any prospective housing development site, this site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople although what a site may or may not contribute is unknown at this time.</p>  | <p>Neutral<br/>0</p>              |                              |
| <p><b>1. Housing</b><br/>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<br/>0</p>              |                              |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b>    |
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| <p><b>1. Housing</b><br/>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 isolated from existing core residential areas and does not have any existing dwellings within it which require improvement does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes,</p> | <p>Neutral<br/>0</p>              |                              |
| <p><b>1. Housing</b><br/>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>Due to the approximate number of homes this site would deliver, it would be required to provide for the needs of new residents through on site infrastructure implementation. This would include a new primary school as well as likely contribution towards secondary education and retail/commercial provision through a formal centre. Additionally, the site is expected to contribute to a specific transport improvement measure at the Ilkeston Road/ Sowbrook Lane/ Low's Lane junction.</p>                  | <p>Major positive<br/>+2</p>      |                              |
| <p><b>2. Employment and Jobs</b><br/>To create employment Opportunities.</p>  | <p>1. Will it improve the diversity and quality of jobs?</p> | <p>The number of dwellings the site would be expected to deliver would require the provision of facilities to support the incumbent population. Such facilities would include retail and, potentially, other commercial uses which would simultaneously provide job opportunities in the locality. The construction of a site of this scale would also provide a significant boost to the local economy in the short to medium term. Whilst the site in its current</p>  | <p>Minor positive<br/>+1</p>      | <p>Major positive<br/>+2</p> |



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|  |   | form does provide some employment, the vast majority of it is open storage and not significantly job-generating. As a result, housing-led redevelopment of the site would not be expected to have an adverse effect on the diversity and quality of jobs available when considering the perceived benefits considered above and, on balance, it is expected that a positive effect would arise.  |                                   |                           |
| <b>2. Employment and Jobs</b><br>To create employment Opportunities. | 2. Will it reduce unemployment?   | The provision of facilities to support the incumbent population as considered at 2(1) would provide job opportunities in the locality in the long term, as would construction of the site in the short to medium term. Whilst the site in its current form does provide some employment, the vast majority of it is open storage rather than job-generating. As a result, housing-led redevelopment of the site would not be expected to result in increased unemployment when considering the perceived benefits considered above and on balance would likely result in a positive effect on reducing unemployment. | Minor positive<br>+1              |                           |
| <b>2. Employment and Jobs</b><br>To create employment Opportunities. | 3. Will it improve rural productivity in terms of employment opportunities? | Some job opportunities would be expected to arise through delivery of the site as considered at 2(2). Specifically, the provision of a retail centre especially has the potential to provide some benefit to rural productivity in terms of local job opportunities it would provide given the sites location adjacent to the rural area. Compounding this positive effect is that development of the site would not result in the loss of existing rural jobs through development of good quality   | Neutral<br>0                      |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|   |   | arable land however this effect is limited in view of the sites current role in providing some employment opportunities adjacent to the rural area.   |                                   |                           |
| <b>3. Economic Structure and Innovation</b><br>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 be expected to provide retail facilities to support the incumbent population and minimise traffic movement generated in/out of the site. As a result, the site would provide land and buildings of a type required by businesses, albeit to a limited extent and type. The risk to this criteria question associated with loss of employment land is barely present when considering the significant deterioration and current poor condition of the site for business purposes but its loss nonetheless does constrain the positive effect of provision of retail facilities. | Neutral<br>0                      | Neutral<br>0              |
| <b>3. Economic Structure and Innovation</b><br>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?                        | Housing-led development of the site would result in a net loss of land which hypothetically could accommodate business clusters. However development of a retail centre on this site will provide for a business cluster albeit on a limited scale. The site would be unlikely to provide any function relating to university clusters.   | Neutral<br>0                      |                           |
| <b>3. Economic Structure and Innovation</b>   | 3. Will it create jobs in high knowledge sectors?                       | Housing-led development of the site would not provide jobs in the high knowledge sector specifically. The redevelopment of the site for housing would result in a   | Neutral<br>0                      |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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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.  |   | net loss of land available to hypothetically accommodate growth in such sectors, however this impact is neutralised when considering that the site demonstrates no clear trend towards accommodating these sectors at present (in its current employment use) and is in a poor and deteriorating condition.   |                                   |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies. | 4. Will it encourage graduates to live and work within the Plan area? | The population in general – including graduates – would be afforded a greater opportunity to live and work within the plan area as a result of a boosted supply of new dwellings. The link between attracting graduates specifically and provision of new dwellings on this site however is weak. The potential negative effects on the economy resulting from the loss of employment land associated with housing-led development on this site could act to detract graduates from living and working in the area but any impact in this regard is likely to be weak too, given the availability of quality employment provision elsewhere in the Borough and the sites poor and deteriorating condition, as well as the expected provision of sources of employment through redevelopment of the site already considered. | Neutral<br>0                      |                           |
| <b>3. Economic Structure and Innovation</b><br>To provide the physical  | 5. Will it provide the required infrastructure?                       | Infrastructure within the site which supports economic structure and innovation would include providing for expected retail provision as well as associated improvements to the transport network specifically at the   | Neutral<br>0                      |                           |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| conditions for a high quality modern economic structure including infrastructure to support the use of new technologies. |   | Ilkeston Road/ Sowbrook Lane/ Low's Lane junction however a housing-led development of the site would not otherwise be expected to provide economic related infrastructure. Redevelopment of the site away from its existing employment use would not be of detriment to this criteria question given the poor and deteriorating condition of existing infrastructure on site.   |                                   |                           |
| <b>4. Shopping Centres</b><br>Increase the vitality and viability of existing shopping centres.                          | 1. Will it encourage the vitality of the city centre, town centre, district centre or local centre? | It is expected that limited retail provision would be provided within the site to support the incumbent population at a scale that would not pose risk to the vitality of nearby established centres such as Ilkeston town centre. On the contrary, a much boosted local population resulting from the sites redevelopment would result in increased expenditure capacity and is likely to present a positive effect on nearby centres.  | Minor positive<br>+1              | Minor positive<br>+1      |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities.                        | 1. Will it reduce health inequalities?  | In conjunction with the potential strategic employment allocation north of Lows Lane, a major residential development would be expected to contribute to the creation of strong, legible connections to the Nutbrook Trail which runs across the northern boundary of a 'greater' Stanton site. The Nutbrook Trail provides access to the Borough's wider Blue and Green Infrastructure network and thus should facilitate additional opportunities for active travel, particularly when considering the provision of facilities on site and | Minor positive<br>+1              | Major positive<br>+5      |

| <b>Performance:<br/>Sustainability<br/>Appraisal Objective</b>                                    | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings:<br/>Criteria<br/>Question</b> | <b>Ratings:<br/>Objective</b> |
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|   |   | its location adjacent to the town and its wide range of provision which would be accessible through active means of travel. 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 provide wider recreational benefit to an incumbent and the existing nearby populations. |   |                               |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 2. Will it improve access to health services?                             | Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The sites location adjacent to a town which contains existing facilities does provide the potential for enhancing the proportion of the Borough's population who can easily access facilities, resulting in minor improvement to overall access.   | Minor positive +1                         |                               |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 3. Will it increase the opportunities for recreational physical activity? | The site would lead to an increase in population with good access to the Countryside to the south and west without impacting on existing population access as well as recreational trails nearby – including the Nutbrook - which would help to increase opportunities for recreational physical activity. No significant existing assets are identified on site but its development would be expected to contribute to a network of green and  | Major positive +2                         |                               |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|   |  | open space to support the incumbent population which currently is not available to the population. As part of a 'Greater Stanton' development including the employment site to the north, opportunities for contributing to a natural corridor to the north exist further enhancing its potential for contributing to increasing opportunities for recreational activity.   |                                   |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 4. Will it provide new open space or improve the quality of existing open space? | Currently there is no formally designated open space within the boundaries of the site. As such and given the scale and relatively low density of the site and potential for integrating a network of open space, development is likely to result in a net increase in open space provision. Given the absence of existing publically accessible open space within the site at present, opportunities to enhance the quality of existing open spaces are unlikely to arise. | Minor positive<br>+1              |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 5. Will it improve access to local food growing opportunities?                   | Development of this site would not improve access to local food growing opportunities. Given its current use and brownfield status, it would not result in the loss of existing food growing opportunities either.  | Neutral<br>0                      |                           |
| <b>6. Community Safety</b><br>To improve community safety, reduce crime and the fear of crime.    | 1. Will it reduce crime and the fear of crime?                                   | Delivery of around 1,000 dwellings at this location would result in the relatively significant expansion of population on a site which currently has limited interaction with the public. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the  | Neutral<br>0                      | Major positive<br>+2      |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|  |   | locality as would be expected with an expanded population. The opportunity presented through housing-led development to reduce incidences and fear of crime associated with the sites current industrial use and relatively poor state of repair helps to neutralise the impact from population increase.   |                                   |                           |
| <b>6. Community Safety</b><br>To improve community safety, reduce crime and the fear of crime.   | 2. Will it contribute to a safe and secure built environment? | A proportion of the industrial buildings on site are vacant or in a poor state of repair and therefore contribute to a relatively unsafe and insecure built environment at present. Compounding this is the presence of open storage and some infrastructure which is in poor condition, as well as a legacy of uses which have contributed to contamination risks across the site. Redevelopment of the site would resolve these issues and therefore significantly contribute to a safe and secure built environment even when taking into account the risks associated with a much expanded population and new development that will accommodate this. | Major positive +2                 |                           |
| <b>7. Social Inclusion</b><br>To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area. | 1. Will it protect and enhance existing cultural assets?      | Development of the site would not put at direct risk any existing cultural assets. On the contrary, the scale of potential development and associated increase in population adjacent to Ilkeston means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.   | Major positive +2                 | Major positive +7         |

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|  |   |  |                                   |                           |
| <p><b>7. Social Inclusion</b><br/>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 1,000 dwellings would result in a large increase in population adjacent to Ilkeston. This will increase the proportion of the overall plan area population able to access and engage with community activities at existing nearby facilities. Given the scale of the development, the site would be required to deliver a school as well as a retail centre and this also presents an opportunity to improve access to and engagement with community activities locally and as a direct result of the development. The extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.</p> | <p>Major positive +2</p>          |                           |
| <p><b>7. Social Inclusion</b><br/>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 would be required to deliver facilities – including a retail centre and a school – due to its large scale and on this basis the site will lead to a direct increase in the number of facilities.</p>   | <p>Major positive +2</p>          |                           |
| <p><b>7. Social Inclusion</b><br/>To promote and support the development and growth of social capital and to improve social</p>  | <p>4. Will it provide for the educational needs of the population?</p>  | <p>Because of the large scale of the site, it would be required to deliver a new school and therefore would strongly provide for the educational needs of the population.</p>  | <p>Minor positive +1</p>          |                           |



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| inclusion and to close the gap between the most deprived areas within the plan area.   |  |   |                                   |                           |
| <b>8. Transport</b><br>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 present in Ilkeston. The site is unlikely to result in the implementation of large-scale enhancement to the existing network (such as a new road) although it will be required to mitigate impacts on the local highway network which result from its development where appropriate. Given the limited quality of road accessibility in the area this is likely to result in some net gain that would only be achieved through developer led contributions resulting from development of the site; for example potential improvements to the Sowbrook Lane/ Ilkeston Road/ Low's Lane junction. | Minor positive +1                 | Major positive +5         |
| <b>8. Transport</b><br>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? | In conjunction with the potential strategic employment allocation north of Lows Lane, a major residential development would be expected to contribute to the creation of strong, legible connections to the Nutbrook Trail which runs across the northern boundary of a 'Greater' Stanton site. The Nutbrook Trail provides access to the Borough's wider Blue and Green Infrastructure network and thus should facilitate additional opportunities for sustainable travel which will help to minimise the impact of the transport network on the environment. The sites location adjacent to the town  | Major positive +2                 |                           |

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|  |   | and the facilities it provides would further promote sustainable travel. Development of a brownfield site which is not significantly naturalised such as this one also limits effects on the environment resulting from the physical expansion of the transport network, particularly when considering the presence of existing infrastructure servicing employment uses on site.   |                                   |                           |
| <b>8. Transport</b><br>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 town will enable access to jobs, facilities and services to be achieved via means other than the private car. Ultimately, a development of this scale would result in additional car usage relating to an expanded local population however the sites location and provision of facilities on site will provide some mitigation to this effect. Additionally, the site is currently in employment use and as such already acts as a generator of car usage. On balance the effect from development is considered to be neutralised by these factors. | Neutral<br>0                      |                           |
| <b>8. Transport</b><br>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                    | 4. Will it increase accessibility to services and facilities?                                       | Due to the sites location adjacent to the town and the wide range of provision within it, development of the site would result in an increased proportion of the Borough's population able to easily access services and facilities. Additionally in this case, the site would provide a wide range of facilities including a retail centre and school. As such this effect is strengthened and existing populations nearby to the site will especially benefit from improved access to services and facilities.  | Major positive<br>+2              |                           |

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| and accessibility.  |  |  |                                   |                           |
| <b>9. Brownfield Land</b><br>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 brownfield land in classification owing to its industrial heritage. Development of the site for housing would make highly efficient use of a sizeable area of brownfield land.  | Major positive<br>+2              |                           |
| <b>9. Brownfield Land</b><br>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 is unlikely to result in any tangible impact or harm on biodiversity interests. The nature of the site's past and present industrial use is unlikely to have supported biodiversity to an advanced level. Whilst some species may be present, it isn't expected that this would be a major concern at the site, with redevelopment offering an excellent opportunity to create new habitats to secure biodiversity net gain. | Minor positive<br>+1              |                           |
| <b>10. Energy and Climate Change</b><br>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 would result in additional energy use necessary to provide power to the homes and other non-domestic buildings on the site. However, with active employment operations occurring across the site it is important to note that an energy usage footprint is already established here, meaning new homes and other facilities would be adding to the energy requirements rather than creating a wholly new demand.                         | Minor negative<br>-1              | Major positive<br>+2      |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop   | 2. Will it improve energy efficiency of the building stock within the Plan | The construction of such a large number of new homes and other supporting community facilities at the site would make a notable contribution to the energy efficiency of building stock within the plan area.  | Major positive<br>+2              |                           |

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| low-carbon energy resource, reducing dependency on non-renewable sources.   | area?   | Proposed development size would involve the addition of close to 2% of the current number of dwellings in Erewash, and it would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations. New buildings would help secure a notable improvement in the energy efficiency over and above the performance of the structures they would be replacing.  |                                   |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources. | 3. Will it support the generation and use of renewable energy?  | Whilst major development sites such as this have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. Such schemes will work more easily at substantial scale. However, masterplanning will be required to understand the level of potential. | Neutral<br>0                      |                           |
| <b>10. Energy and Climate Change</b><br>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, viability of such systems, aided by a masterplanning process to understand the level of   | Neutral<br>0                      |                           |

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| renewable sources.  |  | scope for the development of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.   |                                   |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources. | 5. Will it ensure that buildings are able to deal with future changes in climate change? | Homes and other facilities that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of a sizeable number of homes at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock. | Minor positive<br>+1              |                           |
| <b>11. Pollution and Air Quality</b><br>To manage air quality and minimise the risk posed by air, noise and other types of pollution.                     | 1. Will it increase levels of air, noise and other types of pollution?                   | The current use of the site sees a diverse range of employment uses occurring across the land. Many of the buildings are dated and with long-standing intentions to regenerate the site, have lacked investment to modernise. A transition across to housing development on site (with other community facilities) will see an alteration in pollution emission patterns. Newer built stock will, as discussed at 10(1), demonstrate greater energy efficiency. However, the increased vehicular movements associated with the domestic elements of a redeveloped site would counterbalance any improvements in reduced emissions from a housing   | Neutral<br>0                      | Neutral<br>0              |

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|  |   | stock built to greener standards. This in combination with a residential development intensifying the usage of the site by introducing a larger number of, admittedly smaller, potential pollutants. To summarise, the balance between existing and predicted pollutant levels is narrow with no clear outcome possible to accurately predict.   |   |                               |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 1. Will it minimise or mitigate flood risk? | The site itself sits outside of the Environment Agency flood risk zones that determine the probability of flooding. Its location within Flood Zone 1 suggests the site is at an extremely low risk from flood events. This position is reaffirmed through modelling undertaken for the nearby River Erewash east of the site. Its flood outlines for Zones 2 and 3 stop somewhat short of the site boundaries. The Littlewell Brook runs into the site following the alignment of the valley floor, although this is culverted under the current industrial land and buildings. Redevelopment may provide an opportunity to expose the Brook and create an appropriate natural channel for it to pass through, running through green space to help support its natural drainage function. Should flood attenuation be deemed necessary within the site to cope with the residual risk, care should be taken in forming features such as balancing ponds due to the potential for contaminants in the soil. | Minor positive +1                         | Neutral 0                     |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve                            | 2. Will it improve water quality?           | Development of the site would not in itself be a vehicle for delivering any improvements in the water quality available within the local catchment area. A development of this scale would be expected to make all   | Neutral 0                                 |                               |

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| and improve water quality.   |   | necessary provision for wastewater infrastructure to be implemented as appropriate. The council is not aware of any critical capacity issues in terms of local facilities ability to dispose of sewerage and wastewater. The site is within the catchment of Attenborough Gravel Pits SSSI. The SSSI is sensitive to changes in water quality and water dependency, so any future development will need to carefully consider how surface and foul water will be handled to avoid impacts.   |                                   |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 3. Will it conserve water?                              | A site consisting of a thousand new homes and other neighbourhood facilities to support a new community is extremely unlikely to assist with the conservation of water given the likely demand arising from each new building. Despite improvements in water efficiency, development would not therefore help to conserve water in any way and would result in a relatively large net increase in local usage, notwithstanding the fact that current and past industrial uses would have required water to support their operations. | Major negative<br>-2              |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 4. Will it improve or help to promote water efficiency? | 10(3) above explains the limited scope for water conservation owing to the scale of development this site could potentially support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is increasingly becoming required by building regulations, and the development of  | Minor positive<br>+1              |                           |

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|  |  | such a large quantum of homes would see each property benefit from passive water efficiency measures and improved technology.  |                                   |                           |
| <b>12. Flooding and Water Quality</b><br>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, the only watercourse on-site is the Littlewell Brook which is currently culverted. Development offers an opportunity to expose the watercourse and provide an appropriate widened natural channel for the Brook to pass through. It is unlikely that site redevelopment would lead to a deterioration in Directive status, with a new neighbourhood planned in such a way that all appropriate drainage infrastructure is provided to ensure that the site's relationship with nearby watercourses such as the Nut Brook and the River Erewash does not become one which sees discharges weaken and worsen the quality of water. | Neutral<br>0                      |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 6. Will it cause any harm to a Source Protection Zone or the water environment?                            | The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible redevelopment would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater. With the site already occupied by a large number of industrial buildings, drainage infrastructure should already ensure this is able to be achieved.   | Neutral<br>0                      |                           |



| Performance:<br>Sustainability<br>Appraisal Objective   | Question  | Performance: Policy Criteria Questions  | Ratings:<br>Criteria<br>Question | Ratings:<br>Objective |
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| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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 contained at 9(2) it is unlikely that the site supports a strong, comprehensive network of biodiversity given much of the site continues to serve an active employment and industrial use. Redevelopment would have the opportunity to establish new habitats at locations across the site helping to support the expansion of a biodiversity and ecology presence at the site. Further work would be required to assess the site for the existence of protected species and most likely the presence of bats roosting in buildings and structures.             | Neutral<br>0                     | Major positive<br>+4  |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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 mentioned at 13(1), more comprehensive survey of the site is required to understand its biodiversity value. This is the pre-requisite for understanding whether and to what scale biodiversity net gain is required. However, the comprehensive redevelopment of the site does offer excellent opportunities to 'green' the built environment and introduce habitat that is able to support biodiversity. The size of the site offers flexibility to consider utilising larger areas, or a wider network of smaller biodiversity 'pockets' to provide greater ecological coverage. | Minor positive<br>+1             |                       |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity   | 3. Will it conserve and enhance the geological environment?                           | The advancement of Stanton as a major industrial location has seen many man-made alterations occur to the site's natural geology over the decades - right back to when iron production first commenced. Combined with any ground remediation necessary to support the   | Minor positive<br>+1             |                       |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| levels and protect and enhance Green and Blue Infrastructure and the natural environment.   |  | site's new desired use, comprehensive redevelopment offers scope to help restore, wherever appropriate, aspects of the site's original geology.  |                                   |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 4. Will it maintain and enhance woodland cover and management? | Despite the heavy industrial legacy of the site, there are notable clusters and groups of trees evident across the site. These small pockets of woodland have established in areas around the internalised road, buildings and rail layout still evident today. Comprehensive redevelopment of a sizeable site offers an opportunity to maintain all wooded components by incorporating them into a vastly altered site layout. With the generously sized site then there is the option of leaving trees in-situ, although surveys would need to assess the condition of woodland and individual trees before making decisions on retention. | Neutral<br>0                      |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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?              | Redevelopment of the site would give rise to the need for the provision of sizeable amounts of new open/green space assets. This would be necessary for use and enjoyment of residents and to contribute to a well-designed new development. Sufficient space exists across the site to provide a network of integrated spaces complementing the urban realm and meeting the needs of a new resident population.   | Minor positive<br>+1              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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?                                 | Whilst the site is privately-owned with large parts still in active employment use, there are some elements which enjoy a formal open space use. An example of this is the bowling green and landscaped garden at the rear of the Saint Gobain headquarters which are/were for employee's usage. Redevelopment has the potential to maintain and enhance such assets to provide a strong network of open space coverage across the site, although masterplanning would need to determine the requirement to retain the aspects mentioned above.   | Neutral<br>0                      |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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? | In conjunction with the potential strategic employment allocation north of Lows Lane, a major residential development would be expected to contribute to the creation of strong, legible connections to the Nutbrook Trail which runs across the northern boundary of a 'greater' Stanton site. The Nutbrook Trail provides access to the Borough's wider Blue and Green Infrastructure network and with the creation of a sizeable resident and working population, there should be strong focus on SGA21's development integrating with the network in order to provide desirable alternatives to car-based travel movements. | Minor positive<br>+1              |                           |
| <b>14. Landscape and Built Environment</b><br>To protect and enhance the landscape and townscape character, including heritage and its  | 1. Does it respect or preserve identified landscape character?                         | Despite the site's past and current industrial status, it is nevertheless located within the South Yorkshire, Nottinghamshire & Derbyshire Coalfield area, and more specifically, forms part of the Coalfield Village Farmlands type. Due to the extensive nature of employment land and facilities across the site, it displays  | Neutral<br>0                      | Major positive<br>+3      |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| setting and enhancing the place through good design.  |  | only weak conformity with the area's specified characteristics identified by work undertaken by Derbyshire County Council. As such, redevelopment would not be required to respect or preserve the identified landscape character – although development could potentially introduce some landscape features of the neighbouring land, particularly around the fringes of the site where it adjoins countryside.   |                                   |                           |
| <b>14. Landscape and Built Environment</b><br>To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design. | 2. Does it have a positive impact on visual amenity?   | Development would potentially have a significant impact on visual amenity. At present, the site accommodates a range of industrial land and premises – most of which contribute to a post-industrial appearance. Redevelopment offers significant scope for a comprehensive re-designing and re-planning of the site – removing the aging industrial stock and repurposing large vacant, but surfaced parts of the site to facilitate construction of modern, attractive housing and other community facilities. The ability to introduce extensive landscaping contributes to high potential for development to have a positive impact on visual amenity. | Major positive +2                 |                           |
| <b>14. Landscape and Built Environment</b><br>To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing                                | 3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character? | With its long-term use as a site accommodating a former Ironworks and other employment-based operations, the area is understandably industrial in its appearance and character. Development for housing and community facilities represents a marked change in terms of the contribution the site makes to the local distinctiveness. A vastly-altered appearance would naturally not be able to   | Neutral 0                         |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| the place through good design.  |   | maintain or enhance the local character – although the development of a new neighbourhood would in itself establish a new distinctiveness that demonstrates stronger ties with the settlement of Stanton-by-Dale only a few hundred metres south of the site.  |                                   |                           |
| <b>14. Landscape and Built Environment</b><br>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?                       | Currently, the site’s industrial uses provide a hard edge with the surrounding land – particularly on the southern side of the site, creating a stark contrast between a long-established employment area and neighbouring countryside south of Stanton-by-Dale. Development offers scope to introduce a more blended transition between the built environment and the more open landscape which exists immediately beyond.  | Minor positive +1                 |                           |
| <b>15. Heritage</b><br>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 of a heritage interest for its industrial associations going back over several centuries. However, on-site heritage assets are relatively small in number. Just a single entry on the Council’s Local Interest List can be found on-site at Saint Gobain’s main office building. A pair of residential properties at 3 and 4 Lows Lane are just off-site but face the development site directly from across the northern side of Low’s Lane. Development would be expected to maintain the main office buildings which are architecturally of visual interest. Nearby designated assets include the Grade II listed row of cottages at Twelvehouses and the Stanton-by-Dale Conservation Area. Development has the potential to offer better settings to both assets through | Minor positive +1                 | Major positive +3         |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|   |   | the provision of a softer, more gradual edge to the site through appropriate soft landscaping and green areas.  |                                   |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage. | 2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?              | Further to 14(3) and 15(1), development would lead to a much-altered character across the site and also influence how the area interacts with surrounding land and settlements. With the predominant character in the locality being that of an industrial nature, a shift towards residential would forge a new character for the site. With much of the land across the site not maximising its efficiency due to large open storage facilities, redevelopment introducing housing and community facilities can help to provide an improved setting for the heritage assets found on, or immediately off-site.  | Neutral<br>0                      |                           |
| <b>15. Heritage</b><br>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 assets within Stanton-by-Dale, not to mention the industrial legacy of the site which may be reflected in interpretation boards or appropriate street naming. The site also has heritage connections to the adjacent Erewash Canal and mainline railway, both of which played a role in transporting materials to and from the Ironworks across centuries. Establishing legible connections to the public rights of way that exit this site from links such as the Nutbrook Trail (linking to Ilkeston and Long Eaton) and Erewash Canal offers scope of | Minor positive<br>+1              |                           |

| <b>Performance:<br/>Sustainability<br/>Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings:<br/>Criteria<br/>Question</b> | <b>Ratings:<br/>Objective</b> |
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|   |   | improved access to the named heritage assets and cultural activities.  |   |                               |
| <b>15. Heritage</b><br>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, redevelopment of 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 and the many heritage assets that are located across rural parts of Erewash. On-site heritage, even if informal and non-designated, can be recognised through redevelopment – whereas currently such assets might not be reflected due to the vast majority of the site situated on private land. | Minor positive<br>+1                      |                               |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage. | 5. Will it conserve and enhance the archaeological environment?                 | As referenced elsewhere in this assessment, much of the ground the current industrial facilities sits upon is 'made' ground owing to the scale of large-scale developments having occurred across the site. The Council is not aware of statutory designations recorded across the site, making development unlikely to impact the historic archaeological environment. Future redevelopment, potentially combined with remediation work, could provide a timely opportunity to record any archaeology linked with the site's industrial legacy.   | Neutral<br>0                              |                               |

| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| <b>16. Natural Resources and Waste Management</b><br>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?                                 | Redevelopment of this site, which would mainly consist of a sizeable number of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.   | Major negative<br>-2              | Major negative<br>-3      |
| <b>16. Natural Resources and Waste Management</b><br>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. This perhaps has greater scope on larger sites due to cost efficiencies of incorporating materials and construction techniques across a higher number of new homes. | Neutral<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the area including soils, safeguarding minerals            | 3. Will it result in additional waste?   | Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic and non-domestic buildings given the scale of new development possible from a site nearly 50 hectares in size.  | Major negative<br>-2              |                           |



| <b>Performance: Sustainability Appraisal Objective</b>   | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| and waste.   |   |  |                                   |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste. | 4. Will it reduce hazardous waste?                                      | The site's long history of heavy industrial activities may mean ground contamination has to be treated on-site or removed for treatment off site. It is unknown how much, if any, of the ground fill is hazardous – although the need to remediate the site to make safe for intended new uses would be confined to a short-term activity for longer term gains.   | Neutral<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>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? | With the site enjoying a long-term industrial heritage, its agricultural status and ability to contribute to crop production is not relevant   | Neutral<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>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 almost exclusively brownfield in its classification. Whilst its development by itself cannot prevent the loss of other greenfield sites to development, its redevelopment for housing and other community facilities means this site can help secure a notable brownfield housing scheme. Development of this brownfield site helps to reduce pressure on the need to identify other greenfield land around Erewash. | Major positive<br>+2              |                           |
| <b>16. Natural Resources and Waste</b>   | 7. Will it sterilise mineral resources?                                 | The site forms part of the Coal Mining Reporting Area that spans much of the north of the Borough. This, along   | Minor negative                    |                           |

| <b>Performance:<br/>Sustainability<br/>Appraisal Objective</b>   | <b>Question</b> | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings:<br/>Criteria<br/>Question</b> | <b>Ratings:<br/>Objective</b> |
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| <p><b>Management</b><br/>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p> |                 | <p>with other datasets available from the Coal Authority, suggests shallow coal reserves exist beneath the site. The site offers some potential to explore surface mining due to the opportunity to extensively redevelop the site from employment to residential – although such operations would cause extensive disruption. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.</p> | -1  |                               |

**Site: SGA22 – Botany Bay, Ilkeston**

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b>    |
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| <p><b>1. Housing</b><br/>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 at this site would be expected to deliver affordable housing provision. Though it will improve the affordability of housing in the immediate area of Ilkeston, the size of the site is not likely to have a significant impact on the overall range and affordability of housing for all social groups in Erewash.</p>   | <p>Neutral<br/>0</p>              | <p>Minor positive<br/>+1</p> |
| <p><b>1. Housing</b><br/>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<br/>0</p>              |                              |
| <p><b>1. Housing</b><br/>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<br/>0</p>              |                              |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| <p><b>1. Housing</b><br/>To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p> | <p>4. Will it reduce the number of unfit/vacant homes?</p>   | <p>The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site which is greenfield and does not have any existing dwellings within it which require improvement does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. There is potential that development of the site would encourage investment in neighbouring urban areas and that this would lead to positive change, but this is unlikely to be a strong link.</p> | <p>Neutral<br/>0</p>              |                           |
| <p><b>1. Housing</b><br/>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 Ilkeston rather than provision resulting from development of the site.</p>  | <p>Minor positive<br/>+1</p>      |                           |
| <p><b>2. Employment and Jobs</b><br/>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</p>   | <p>Neutral<br/>0</p>              | <p>Neutral<br/>0</p>      |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|   |   | development.  |                                   |                           |
| <b>2. Employment and Jobs</b><br>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 small 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<br>0                      |                           |
| <b>2. Employment and Jobs</b><br>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.  | Neutral<br>0                      |                           |
| <b>3. Economic Structure and Innovation</b><br>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<br>0                      | Neutral<br>0              |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| <p><b>3. Economic Structure and Innovation</b><br/>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>The site would not be of a scale to provide for business or university clusters.</p>  | <p>Neutral<br/>0</p>              |                           |
| <p><b>3. Economic Structure and Innovation</b><br/>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<br/>0</p>              |                           |
| <p><b>3. Economic Structure and Innovation</b><br/>To provide the physical conditions for a high quality modern economic structure including infrastructure to support</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.</p> | <p>Neutral<br/>0</p>              |                           |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>   | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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| the use of new technologies.  |   |   |                                   |                           |
| <b>3. Economic Structure and Innovation</b><br>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<br>0                      |                           |
| <b>4. Shopping Centres</b><br>Increase the vitality and viability of existing shopping centres.   | 1. Will it encourage the vitality of the city centre, town centre, district centre or local centre? | Development of this site would result in additional population that would be reliant on the use of existing nearby facilities including at the nearest retail centre of Ilkeston. 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 very small scale. | Neutral<br>0                      | Neutral<br>0              |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities.   | 1. Will it reduce health inequalities?  | The location of the site adjacent to Ilkeston means that an increased proportion of the population within the plan area will be able to access services and facilities through active means (walking and cycling) and this will help to promote healthy lifestyle choices. Notwithstanding the value of this, the effect on this criteria question would be limited; the development of   | Neutral<br>0                      | Neutral<br>0              |

| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>   | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|   |  | the site would be highly unlikely to sustain health or sport/ recreation facilities due to its limited scale and associated viability constraints and therefore would not contribute to the provision of additional facilities.   |                                   |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 2. Will it improve access to health services?                                    | Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The sites location adjacent to a town which contains existing facilities does provide the potential for enhancing the proportion of the Borough's population who can easily access facilities, resulting in minor improvement to overall access.                       | Minor positive +1                 |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 3. Will it increase the opportunities for recreational physical activity?        | The site itself would be adjacent and close by to recreational opportunities at the Erewash Canal and Erewash Valley Trail. This would result in benefit to the incumbent population but would not expand existing opportunities. There is very little opportunity for new open space to be provided by the site due to its limited scale and the site may be already in use for informal recreational activity, therefore some loss is expected. | Minor negative -1                 |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 4. Will it provide new open space or improve the quality of existing open space? | Open space in the form of Bennerley Fields presently exists across the site. Due to the size of the development, it is unlikely that a large area of open space would be created but small pockets across the development site may be delivered. The developer may  | Neutral 0                         |                           |



| <b>Performance: Sustainability Appraisal Objective</b>  | <b>Question</b>  | <b>Performance: Policy Criteria Questions</b>  | <b>Ratings: Criteria Question</b> | <b>Ratings: Objective</b> |
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|   |  | also contribute to improving existing spaces, such as Bennerley Fields.  |                                   |                           |
| <b>5. Health and Wellbeing</b><br>To improve health and wellbeing and reduce health inequalities. | 5. Will it improve access to local food growing opportunities? | No. The development proposes housing and the site in its current use does not support local food growing opportunities.  | Neutral<br>0                      |                           |
| <b>6. Community Safety</b><br>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, dwellings at this location would result in the urbanising of greenfield land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality as would be expected with an expanded population.   | Minor negative<br>-1              | Major negative<br>-3      |
| <b>6. Community Safety</b><br>To improve community safety, reduce crime and the fear of crime.    | 2. Will it contribute to a safe and secure built environment?  | The land upon which this site would be delivered does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in a much expanded built environment on predominantly rural land. Whilst new development would seek to address safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario. | Neutral<br>0                      |                           |

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| <p><b>7. Social Inclusion</b><br/>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>The development site is located next to Bennerley Viaduct, rich in local industrial heritage and culture. The viaduct formed part of the transport network to distribute coal and iron. Its location is concerning as the Viaduct is currently undergoing restoration works, expected to improve sustainable transport connections in the local area. The development would be visible from the viaduct and would likely have a negative impact on the asset, in comparison the existing site conditions (vegetated / unkempt land). Therefore development of housing is not expected to enhance existing cultural assets.</p> | <p>Minor negative<br/>-1</p>      | <p>Neutral<br/>0</p>      |
| <p><b>7. Social Inclusion</b><br/>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 and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.</p>   | <p>Minor positive<br/>+1</p>      |                           |
| <p><b>7. Social Inclusion</b><br/>To promote and support the development and growth of social capital and to improve social inclusion and to close</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.</p>  | <p>Neutral<br/>0</p>              |                           |

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| the gap between the most deprived areas within the plan area.  |  |   |                                   |                           |
| <b>7. Social Inclusion</b><br>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 may be expected to make contribution to the existing educational system to support the small additional population generated by the site.   | Neutral<br>0                      |                           |
| <b>8. Transport</b><br>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 Ilkeston and the surrounding area. 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. | Minor positive<br>+1              | Major positive<br>+3      |
| <b>8. Transport</b><br>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 next to Ilkeston would enable access to existing facilities and services to be via sustainable forms of travel – including walking and cycling. Due to the size of the site, it is not expected to develop the transport network further, though residents may utilise the improvements to the sustainable transport network being enhanced at Bennerley     | Minor positive<br>+1              |                           |

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| services for all and to improve travel choice and accessibility.   |   | Viaduct. Therefore there will be a transport network that has minimised impact on the environment available to the new residents, yet no enhancements to this are expected.  |                                   |                           |
| <b>8. Transport</b><br>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility. | 3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport? | The development could include legible connections to the Public Right of Way Network which presently runs through the site. This could provide convenient alternative modes to private car transport. The site is adjacent to the conurbation of Ilkeston and due to its size is not expected to significantly contribute to this.                           | Neutral<br>0                      |                           |
| <b>8. Transport</b><br>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility. | 4. Will it increase accessibility to services and facilities?                                       | The site would be unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this. However, due to the site's location adjacent to Ilkeston, development of the site would result in an increased proportion of the Borough's population able to easily access conurbation provided facilities. | Minor positive<br>+1              |                           |
| <b>9. Brownfield Land</b><br>To make efficient use of brownfield land and recognise biodiversity   | 1. Will it make efficient use of brownfield land?   | No. The site is situated within the Green Belt and presently includes different forms of vegetation including hedgerow, grassland and groupings of trees.  | Major negative<br>-2              | Major negative<br>-4      |

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| value where appropriate.  |  |  |                                   |                           |
| <b>9. Brownfield Land</b><br>To make efficient use of brownfield land and recognise biodiversity value where appropriate.                                 | 2. Will it minimise impact on the biodiversity interests of land?                | There are statutory environmental designations adjoining and within the site, demonstrating the biodiversity value of this site. Part of SGA22 is listed as Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority). Lapwing, Redshank and Snipe are all priority species identified on the site. Farmland birds are also identified as being present on the site. However, there are non-statutory designations (Local Wildlife Sites) situated within, adjoining and nearby the site. | Major negative<br>-2              |                           |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources. | 1. Will it result in additional energy use?                                      | A development scheme would inevitably result in additional energy use owing to the land's current greenfield status and biodiversity value. The change of use to new homes would see an energy increase. Whilst community energy schemes could be pursued, this would still result in a large increase in energy use in excess of the current baseline.  | Minor negative<br>-1              | Minor positive<br>+1      |
| <b>10. Energy and Climate Change</b><br>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 could contribute to the energy efficiency of building stock within the plan area. Each new property could be constructed to higher levels of energy efficiency in line with national building regulations.  | Minor positive<br>+1              |                           |

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| <p><b>10. Energy and Climate Change</b><br/>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 development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, masterplanning will be required to understand the level of potential.</p>  | <p>Neutral<br/>0</p>              |                           |
| <p><b>10. Energy and Climate Change</b><br/>To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p> | <p>4. Will it support the development of community energy systems?</p> | <p>Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes 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<br/>0</p>              |                           |
| <p><b>10. Energy and Climate Change</b></p>   | <p>5. Will it ensure that buildings are</p>                            | <p>Homes potentially built at this location would be required to be constructed to current building</p>   | <p>Minor positive</p>             |                           |

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| To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.                     | able to deal with future changes in climate change?                    | 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 reasonably large amount of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock. | +1                                |                           |
| <b>11. Pollution and Air Quality</b><br>To manage air quality and minimise the risk posed by air, noise and other types of pollution. | 1. Will it increase levels of air, noise and other types of pollution? | Development of this size would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings and occupant. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. Although with all new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and better specification materials.  | Minor negative<br>-1              | Minor negative<br>-1      |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality.                  | 1. Will it minimise or mitigate flood risk?                            | 50% of the site is located within Flood Zone 2, 20% of the site is located in Flood Zone 3a and 30% of the site being located within Flood Zone 3b. The development site is therefore at significant risk of flooding. It is proposed that housing is built in the least at risk of flood areas within the site boundary. Nevertheless, the site is presently un-urbanised which will help absorb current run-off rates. The development of this site into housing  | Major negative<br>-2              | Major negative<br>-8      |

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|  |   | would result in an increased flood risk as the urban form will not mitigate flood as well as its current form. Sustainable urban drainage systems can be added into the development to combat some flood risk. This is further supported by the fact there are drains and ponds within and surrounding the site.  |                                   |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 2. Will it improve water quality?                       | Development of the site would be unlikely to improve water quality within the wider water cycle. With the nearby Erewash Canal, the urbanisation of land caused by construction of housing within the vicinity of these main watercourses would threaten to impact on the quality of water. This would not be directly caused by improper discharges into the mentioned watercourses, but the altered subterranean hydrology that could no longer fully rely on the undeveloped terrain associated with golf courses that help to absorb rainwaters through natural drainage processes. The drainage ponds on the site would further the risk to water quality. | Major negative<br>-2              |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of flooding and to conserve and improve water quality. | 3. Will it conserve water?                              | Development of this housing site is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Development would not therefore help to conserve water in any way and would see a net increase in localised usage.  | Major negative<br>-2              |                           |
| <b>12. Flooding and Water Quality</b><br>To minimise the risk of   | 4. Will it improve or help to promote water efficiency? | Following directly on from 12(3) above, there is little scope for water conservation. However, the construction of new domestic properties does offer   | Minor positive<br>-1              |                           |



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| flooding and to conserve and improve water quality.  |  | 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.  |                                   |                           |
| <b>12. Flooding and Water Quality</b><br>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 of greenfield land in the form of a re-wilded parcel of land. Without mitigation, development could possibly affect Water Framework Directive status of the nearby Erewash Canal and run off points. The urbanisation which would be experienced through development of this site has the potential to see a deterioration in water quality through alterations to the hydrological pathways water would follow in order to permeate the ground through natural processes. | Minor negative<br>-1              |                           |
| <b>12. Flooding and Water Quality</b><br>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<br>0                      |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity            | 1. Will it help protect and improve biodiversity and avoid harm to   | The biodiversity within and surrounding the site is very high, with numerous Local Wildlife Sites being apparent. Development of housing at this site would disturb biodiversity and protected species. Part of the site is listed as Priority Habitat Inventory - Good quality  | Major negative<br>-2              | Major negative<br>-4      |

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| levels and protect and enhance Green and Blue Infrastructure and the natural environment.   | protected species?  | semi-improved grassland (Non Priority). Lapwing, Redshank and Snipe are all priority species identified on the site. Farmland birds are also identified as being present on the site.   |                                   |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 2. Will it allow for biodiversity net gains?                | Development space on the site is limited due to flood risk. Good practice (including the use of Natural England's biodiversity metric tool) strongly encourages major new development to deliver net gains either on or off-site. The presence of Local Wildlife Sites within/ near the site, present valued biodiversity assets in the immediate vicinity. Development will need to conserve current biodiversity assets however this would likely limit the viability of the site coming forward. The limited space for housing will likely result in biodiversity net gain being created off-site. This is not preferable as the biodiversity presently on site would benefit from enhancements such as increased ecological connections and enhancements to existing habitat, which would increase the value of biodiversity. | Minor negative<br>-1              |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across land could influence modest alterations to the geological   | Minor negative<br>-1              |                           |

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| natural environment.  |  | environment.   |                                   |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>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 is heavily wooded, with trees scattered across the majority of the site. Development would like result in the removal of the trees to enable space for development, though some could be maintained in areas.   | Major negative<br>-2              |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 5. Will it provide new open space or green space?              | The site is relatively small in size, therefore new open/green space would likely be restricted to incidental areas contributing to the residential amenity across the development. The scale of the gains would be minor in nature.   | Minor positive<br>+1              |                           |
| <b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment. | 6. Will it improve the quality of existing open space?         | The site boundary contains Bennerley Fields, which is located within Flood Zone 3. Therefore it is likely that housing development will not occur in this section. It is unlikely that a development of this size will contribute to improvements to the quality of existing open space. | Neutral<br>0                      |                           |

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| <p><b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b><br/>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>Public Rights of Way (PRoW) run around and across the site, connecting SGA22 to the extensive Erewash Valley Trail and Erewash Canal. These provides links to Heanor, Ilkeston, Sandiacre, Long Eaton and the River Erewash. Bennerley Viaduct is located close to SGA22, a notable heritage asset and tourism attraction. The aforementioned nearby environmental assets form a vital part of the green and blue infrastructure network both within and surrounding the site. The development provides opportunity to utilise and enhance these links, though improvements are only expected to be minor, due to the size of the site.</p> | <p>Minor positive<br/>+1</p>      |                              |
| <p><b>14. Landscape and Built Environment</b><br/>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 landscape character area of the site is Nottinghamshire, Derbyshire and Yorkshire Coalfield Type – Riverside Meadows. The site currently conforms to this as it has tree cover, strong association with transport routes due to the presence of canals and railway (neighbouring Erewash Canal and railway). The development of housing would therefore have a negative impact on the identified landscape character, though sympathetic design could mitigate impacts.</p>   | <p>Minor negative<br/>-1</p>      | <p>Major negative<br/>-5</p> |
| <p><b>14. Landscape and Built Environment</b><br/>To protect and enhance the landscape and townscape character, including heritage and its</p>  | <p>2. Does it have a positive impact on visual amenity?</p>                                   | <p>No. The visual amenity of the site is relatively unspoilt and natural. Development of housing would greatly impact the current visual amenity of the site which offers a green space for surrounding residents.</p>   | <p>Major negative<br/>-2</p>      |                              |

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| setting and enhancing the place through good design.  |  |   |                                   |                           |
| <b>14. Landscape and Built Environment</b><br>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 development of housing would be situated on a vegetated area that separates the built up area of Ilkeston and the Erewash Canal from the railway line and River Erewash. It aids local distinctiveness as it serves as a connection to Bennerley Viaduct. This is an important connection for local distinctiveness which would be impacted if housing was developed.                                       | Minor negative<br>-1              |                           |
| <b>14. Landscape and Built Environment</b><br>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 presently acts as a natural buffer between the built up are of Ilkeston and the Erewash Canal, River Erewash and railway. Development of this site would destroy this interrelationship and intrude further on the natural landscape that exists between Erewash and neighbouring authority Broxtowe. Though it is expected that some of the site will not be developed for housing due to flood risk. | Minor negative<br>-1              |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for people to enjoy culture   | 1. Will it conserve and enhance the historic environment, designated and                               | The development site is located in close proximity to Bennerley Viaduct (listed building and a heritage asset of national significance). The development of housing could encroach on this heritage asset and damage the surrounding setting. Development could be buffered,  | Major negative<br>-2              |                           |

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| and heritage.   | non-designated heritage assets and their settings?  | where it borders the asset, however new dwellings would be visible from the viaduct itself. Bennerley Viaduct is particularly special as it is only one of two of its type in the country. The Viaduct is presently undergoing restoration work so its heritage value is expected to increase further in upcoming years.   |                                   |                           |
| <b>15. Heritage</b><br>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 development will be located in a location that acts as a natural buffer between the built up area of Ilkeston and the Erewash Canal, River Erewash and railway. This is important to the local character of the area as a Public Right of Way network which links onto heritage asset Bennerley Viaduct.   | Minor negative<br>-1              |                           |
| <b>15. Heritage</b><br>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 Bennerley Viaduct, whilst the Erewash Canal passes just east of the site. Establishing and enhancing existing legible connections to the paths and highways from this site would enable access to these, and other, heritage assets and cultural activities. | Minor positive<br>+1              |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for                                       | 4. Will it protect or improve access and enjoyment of the historic  | Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment. Development could be the catalyst for improved legibility in providing links with the  | Minor positive<br>+1              |                           |

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| people to enjoy culture and heritage.  | environment?   | surrounding areas – allowing improved access to the urban and rural network of public rights of way, existing corridors such as the Erewash Canal that connects to the historic towns of Long Eaton and Ilkeston beyond.  |                                   |                           |
| <b>15. Heritage</b><br>To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.                            | 5. Will it conserve and enhance the archaeological environment?                          | No recorded archaeological assets or designations exist on or immediately off-site. It is therefore unlikely that development would have any negative impact on the archaeological environment.   | Neutral<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste. | 1. Will it lead to reduced consumption of raw materials?                                 | Development of this site, which would consist solely of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would see an increase in the consumption of raw materials across a period in which housebuilding activity occurred.  | Minor negative<br>-1              | Major negative<br>-5      |
| <b>16. Natural Resources and Waste Management</b><br>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 | Neutral<br>0                      |                           |

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|  |   | the environment.  |                                   |                           |
| <b>16. Natural Resources and Waste Management</b><br>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste. | 3. Will it result in additional waste?                                  | Development of the site would be expected to have an impact in additional waste being generated by occupants of all domestic buildings given the scale of new development possible. | Major negative<br>-2              |                           |
| <b>16. Natural Resources and Waste Management</b><br>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<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b><br>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 does not presently support agricultural land so does not impact the protection of the best and most versatile agricultural land.   | Neutral<br>0                      |                           |
| <b>16. Natural Resources and Waste Management</b>  | 6. Will it prevent the loss of greenfield land to                       | No, the site is currently greenfield and whilst some pockets of a developed area could remain open to fulfil an amenity green space function and flood risk                         | Major negative<br>-2              |                           |



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