



South  
Derbyshire  
District Council  
Community &  
Planning Services



INVESTOR IN PEOPLE

Local Development Framework

ER

# Environmental Report

Sustainability Appraisal  
Draft Local Plan, Part 1

Main  
Report

September 2013



South Derbyshire Changing for the better

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## 1.1 SECTION 1: BACKGROUND

What the SEA Directive Requires:

The Environmental (Sustainability) Report should provide information on:

“an outline of the contents, main objectives of the plan and programme”;

This document is called a Sustainability Appraisal Report (sometimes called an Environmental Report). It is a key output of the Sustainability Appraisal and Strategic Environmental Assessment (SEA) processes. It presents information on the social, environmental and economic effects of implementing the South Derbyshire Part 1 Local Plan (hereafter referred as the Local Plan) and the appraisal methodology adopted to identify these effects.

This report has been produced to meet the reporting requirements of both the Strategic Environmental Assessment and the Sustainability Appraisal processes. It is an interim report and will be updated to reflect any changes to the Part 1 Local Plan as it moves towards adoption.

## 1.2 THE DEVELOPMENT PLAN PROCESS

The planning system provides a framework for managing the development and use of land. A key element of this system is the preparation of development plans, which establish where and what type of development might take place, and provides the basis for the consideration of planning applications.

Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by Section 111 of the Localism Act requires that the District Council prepare a Development Plan to manage growth across the District. The Local Plan will replace the existing South Derbyshire Local Plan adopted in 1998.

## 1.3 THE PART 1 LOCAL PLAN

The Local Plan will establish a long-term strategy (to 2028) to manage development, provide services, deliver infrastructure and create sustainable communities. It comprises the spatial vision and objectives, a spatial strategy (setting out how much growth is required and where strategic growth will be located), core policies to inform the detailed design of new development and a section setting out how we will implement and monitor the strategy. Its effectiveness will be monitored through the Council's Monitoring Report. This Plan will also make an allowance for 600 homes which will be met in village locations to be defined through a later Part 2 Local Plan to be called the Sites and Boundaries Local Plan.

## 1.4 LOCAL PLAN VISION

The vision for South Derbyshire is one of sustainable growth, renewal and opportunity. By 2028, the economy will have grown with a more diverse business environment supported by a more skilled workforce. Local communities will be healthy and inclusive and will have access to a range of jobs, housing, education, health, shops, services, facilities and green space by a choice of travel options including public transport and other non-car modes. Climate change and adaption will lie at the heart of our strategy and residents and businesses will be supported to make efficient use of resources and cope with the effects of climate change which are already anticipated- such as reduced water availability and increased flooding.

The strategy for growth will have delivered at least an additional 13,454 homes over the preceding twenty year period and ensured the District's housing stock is better

aligned to the needs of – and available to - everyone, irrespective of their stage of life, income or circumstances. The countryside, rivers, green spaces and networks which connect them, together with the districts cultural and heritage assets will have been protected and enhanced and the quality and diversity of the District's wildlife habitats will have been improved. New development will reflect and reinforce the District's many distinct landscapes and will protect the integrity of our most sensitive wildlife sites, landscapes and heritage assets. South Derbyshire will have continued to be a major ingredient in the success of the National Forest and the District will have become an increasingly important tourist destination in the region.

To accommodate growth, brownfield land and disused buildings will be bought back into beneficial use and major urban extensions immediately to the south and south east of Derby will have been developed, accommodating a minimum of 6,800 additional homes and providing a wide range of accommodation to meet the expanding housing needs of the City of Derby and South Derbyshire. The growth potential of Derby and these new urban extensions in particular, will have been unlocked through transport and other infrastructure improvements.

Similarly, as South Derbyshire's principal settlement, Swadlincote will have expanded to the south, east and west, to cater for the needs of South Derbyshire's growing population and cementing the economic and commercial role of the town. The design of all major residential urban extensions will have been shaped by local people and comprehensively designed to provide the highest possible quality living environments being sustainable, prosperous, safe, clean and energy efficient. A culture of good design will also have become established for all developments in the District.

Swadlincote will have become firmly established as a vibrant town in a high quality retail, residential, commercial, leisure and shopping environment. This will have been achieved through new development within and around the town and improved connections to the wider road network. In particular, substantial investment in leisure and civic facilities will have been developed to support the town's enhanced role as a major shopping and recreation destination. These developments will have complemented successful actions for encouraging investment into, and better management of, Swadlincote Town Centre – guided by a dedicated Vision and Strategy. Such measures will have included the completion of public realm improvements, supporting business development, developing the outdoor market and hosting major events.

Major urban renewal will also have taken place in the wider Swadlincote urban area with the reclamation and re-development of underused and derelict brownfield land south of Woodville. The environment and job opportunities in the area will have been significantly enhanced through the construction of the Woodville Regeneration Route bypassing - and providing relief from traffic congestion at - the Clock Roundabout, opening up land for development and providing better links between Swadlincote and the A42 to the east.

Substantial housing and/or economic growth, facilities and infrastructure will also have been delivered in the key villages of Hatton and Hilton to meet the particular needs of those communities. This will have supported and balanced the significant expansion of employment in Hatton whilst providing some HGV traffic relief and potentially providing the first phase of a Hatton Bypass in the much longer term if needed. Similarly, substantial new provision of local infrastructure will have taken place at Hilton which may have been enabled through a measure of house-building and/or other development.

The vitality and viability of Melbourne town centre will also have been sustained through a combination of careful control over land uses in the core shopping area and more widely through enhanced leisure and cultural facilities.

Meanwhile, sustainable living and working environments throughout the remainder of the villages and other rural parts of the district will have been maintained and through local scale development in keeping with their size, role and character. In tandem, the rich heritage, historic assets and distinctive character of our towns, villages and hamlets will continue to have been respected and enhanced.

## **1.5 LOCAL PLAN (PART 1) OBJECTIVES**

1. To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.
2. To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities
3. To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources
4. To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities
5. To ensure our communities can be safe, clean, vibrant, active and healthy
6. To ensure sustainable, living and working urban and rural communities
7. To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.
8. To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities
9. To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District
10. To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.
11. To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations
12. To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure

13. To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA

## 1.6 DELIVERING SUSTAINABLE DEVELOPMENT

In producing the Local Plan (Part 1) we are committed to the promotion of sustainable development. The Brundtland Report released by the World Commission on the Environment and Development defined sustainable development as:

*“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.*

The key priorities for delivering sustainable development are set out in the UK Government’s Sustainable Development Strategy (*Securing the Future*) published in March 2005. These are:

- Sustainable Consumption and Production
- Sustainable Communities
- Natural Resource Protection and Environmental Enhancement
- Climate Change and Energy.

The concept of sustainability lies at the heart of the Planning Process. The National Planning Policy Framework states that *‘At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking’*. In order ensure that the Local Plan is ‘sustainable’ we are required to carry out two distinct, but complementary processes. These processes are called Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). These two processes are considered in more detail below.

## 1.7 STRATEGIC ENVIRONMENTAL ASSESSEMENT

The European Directive 2001/42/EC enacted in England under the Environmental Assessment of Plans and Programmes Regulations (2004) requires a Strategic Environmental Assessment (SEA) to be completed on all parts of the LDF with the exception of the Local Development Scheme (LDS), and Statement of Community Involvement (SCI).

The purpose of Strategic Environmental Assessment is to *“provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.”* (2001/42/EC Article 1). Put simply the SEA process requires that in preparing the Local Plan we consider its likely effects a broad range of issues such as *biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archeological heritage and landscape* (2001/42/EC annex 1) and determine whether negative effects of implementing the Local Plan can be improved and positive effects enhanced.

By ensuring that Local Planning Authorities consider these issues in detail, the SEA Directive seeks to ensure that environmental considerations are fully integrated in the preparation and adoption of plans and programmes which are likely to have a significant effect on the environment.



## 1.8 SUSTAINABILITY APPRAISAL

Whilst SEA focuses upon environmental issues, Sustainability Appraisal (SA) widens the approach to include social and economic issues. The purpose of Sustainability Appraisal is to ensure that the principles of sustainable development are taken fully into account when preparing the Local Development Framework. In preparing all Local Development Documents that will be included within the Local Development Framework Section 19 (5) of the *Planning and Compulsory Purchase Act (2004)* requires that we:

- (a) Carry out an appraisal of the sustainability of the proposals in each document;
- (b) Prepare a report of the findings of the appraisal

## 1.9 THE COMBINED PROCESS

In England, the requirements for Sustainability Appraisal and Strategic Environmental Assessment have been integrated into a combined 'Sustainability Appraisal'. This combined process is designed to extend the ambit and rigor of the SEA process to include other pillars of sustainability, namely social and economic assessment.

The combined Sustainability Appraisal process seeks to ensure that all relevant Local Development Framework documents are subject to appraisal before they are adopted in order that the environmental, social and economic effects of each plan can be adequately tested and modified prior to adoption.

## 1.10 HABITAT REGULATIONS ASSESSMENT

In addition to the SEA and SA we are also required to undertake a separate form of assessment under the Conservation of Habitats and Species Regulations (2010). This assessment known as Habitat Regulations Assessment is required to ensure that:

- A Strategy or Plan either alone or in combination with other plans or projects, would not have a significant effect on a European site, and
- Where the plan being produced is not directly connected with the management of the site for nature conservation.

Where the Plan could affect a European site the Council is required to undertake and 'Appropriate Assessment'. European sites referred to include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). Within South Derbyshire there is one Special Area of Conservation; the River Mease SAC. There are a number of other SACs and SPA located in surrounding districts and boroughs.

The Local Plan has been subject to a screening assessment by the planning team to help identify which European Sites could be affected by the proposals included within it. The results of the screening report have been published on the Districts Councils [website](#).

Put simply, however, the conclusions from the Habitats Regulation Screening Assessment are:

- There is no likely significant impact on any SPAs or SACs located outside of the District as a result of implementing the Local Plan.
- There is no potential for growth earmarked within the Local Plan to increase foul water flows to waste water treatment works within the Mease SAC catchment.
- There is no potential for growth earmarked within the Local Plan to increase diffuse water pollution within the River Mease catchment.

- The Water Companies operating in the District have undertaken Habitat Regulations Assessment of their water resource management plans. These have concluded that proposed growth in water demand (associated with new development and changes in demand) will not have any significant impact on water dependent wildlife sites such as the River Mease SAC.
- As the Local Plan will have no impact on the River Mease SAC or any other SAC or similarly protected site in isolation it will not have any impact in combination with other plans and strategies.

### **1.11 PURPOSE OF THIS REPORT**

This report sets out the findings of the Sustainability Appraisal of the South Derbyshire Local Plan. It presents information on the social, environmental and economic effects of implementing the Plan and the appraisal methodology adopted to identify these effects.

### **1.12 REPORT STRUCTURE**

This report contains the following sections:

- Section 1** Background (this section)
- Section 2:** Appraisal Methodology
- Section 3:** Sustainability Objectives, Baseline and Context
- Section 4:** Sustainability Appraisal Framework
- Section 5:** Local Plan Broad Options Appraisal and Strategic Housing and Employment Site Appraisals
- Section 6:** Local Plan Preferred Options Appraisal
- Section 7** Preferred Sites and Incombination Assessment
- Section 8:** Implementation and proposals for monitoring
- Section 9** What Happens Next

Further detail on the detailed content of this 'Sustainability Report' is set out in tables 1.1 and 1.2.

### 1.13 COMPLIANCE WITH THE SEA DIRECTIVE AND ENACTING REGULATIONS

The Strategic Environmental Assessment Directive sets out a prescriptive list of the information, which must be included within an 'Environmental Report' published for the purposes of satisfying the requirements of the Directive. The following table sets what these specific requirements are and where they have been addressed in this report.

<b>TABLE 1.1: COMPLIANCE OF THE SUSTAINABILITY (ENVIRONMENTAL) REPORT WITH THE SEA DIRECTIVE<sup>†</sup></b>	
<b>Requirement of the SEA Directive</b>	<b>Signposts to where requirements of the SEA directive have been fulfilled the Sustainability Appraisal Report</b>
An outline of the contents <sup>1</sup> , main objectives of the plan or programme <sup>2</sup> , and relationship with other relevant plans and programmes <sup>3</sup> .	<sup>1</sup> Section 3 (Vision and Objectives), Section 5 Broad Options appraisal
The relevant aspects of the current state of the environment <sup>1</sup> and the likely evolution thereof without implementation of the plan or programme <sup>2</sup> ;	<sup>1</sup> Section 3 Baseline characteristics of South Section 5 Broad Options appraisal. Appendix 3 Key Issues
The environmental characteristics of areas likely to be significantly affected <sup>1</sup> ;	<sup>1</sup> Section 3: Key Sustainability Issues, Section 5 Broad Options appraisal
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC <sup>1</sup> ;	Section 3 Key Sustainability Issues, Appendix 3 Key Sustainability Issues Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation <sup>1</sup> ;	<sup>1</sup> Scoping Report, Section 3, relationship with other plans policies and programmes. Section 5 Broad Options Appraisal
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects) <sup>1</sup>	Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal Section 7 Incombination Effects Appendix 4 Broad options tables Appendix 5 Housing Site Appraisals Appendix 6 Employment Site Appraisals
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme; <sup>1</sup>	Section 5, Broad Options Appraisal. Section 6 Preferred Options Appraisal
An outline of the reasons for selecting the alternatives dealt with <sup>1</sup> , and a description of how the assessment was undertaken <sup>2</sup> including any difficulties (such as technical deficiencies or lack of know-how <sup>3</sup> ) encountered in compiling the required information;	<sup>1</sup> to be undertaken during preferred options assessment <sup>2</sup> Section 2 Appraisal Methodology <sup>3</sup> Section 2 Difficulties encountered in undertaking the SA.; Section 6 Section 6 Preferred Options Appraisal
a description of measures envisaged concerning monitoring <sup>1</sup>	Section 8: Monitoring
a non-technical summary of the information provided under the above headings. <sup>1</sup>	<sup>1</sup> to be undertaken during preferred options assessment

<sup>†</sup>Based on SEA checklist set out in *A Practical Guide to the Strategic Environmental Assessment Directive*, ODPM 2005

### 1.14 COMPATIBILITY WITH THE DCLG REQUIREMENTS FOR SUSTAINABILITY REPORT

The Department of Communities and Local Government (DCLG) also provides guidance on the contents of the 'Sustainability Report'. This guidance largely mirrors the requirements of the SEA Directive in order to ensure that the information to be set out in a combined Sustainability Appraisal and Strategic Environmental Assessment 'Sustainability Report' contains the necessary information to satisfy the requirements of the SEA Directive and Regulations.

**TABLE 1.2: COMPATABILITY OF ‘SUSTAINABILITY (ENVIRONMENTAL) REPORT’ WITH DCLG REQUIREMENTS<sup>††</sup>**

Structure of the Report	Components of the SA Report which make up the Environmental Report for the purposes of the SEA Directive	Section in the Sustainability Appraisal Report
Summary and outcomes	<ul style="list-style-type: none"> <li>▪ Non-technical summary;</li> <li>▪ Statement of the likely significant effects of the plan statement on the difference the process has made to date.</li> <li>▪ How to comment on the report</li> </ul>	<p>To be added after preferred options</p> <p>To be added after preferred options</p> <p>Section 2 Appraisal Methodology</p>
Appraisal Methodology	<ul style="list-style-type: none"> <li>▪ Approach adapted to the SA When the SA was carried out and by whom.</li> <li>▪ Who was consulted, when and how?</li> <li>▪ The difficulties encountered in compiling information or carrying out the assessment.</li> </ul>	<p>Section 2 Appraisal Methodology</p> <p>Section 2 Appraisal Methodology</p> <p>Section 2 Difficulties encountered in undertaking the SA, Section 6 Preferred Options Appraisal</p>
Background	<ul style="list-style-type: none"> <li>▪ Purpose of the SA and the SA Report</li> <li>▪ Plan objectives and outline of contents.</li> <li>▪ Compliance with the SEA Directive/ Regulations</li> </ul>	<p>Section 1 Background</p> <p>Section 1 Background</p> <p>Section 1 Background</p>
Sustainability objectives, baseline and context	<ul style="list-style-type: none"> <li>▪ Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account in appraisal.</li> <li>▪ A description of the social, environmental and economic baseline characteristics and the predicted future baseline.</li> <li>▪ The main social, environmental and economic issues and problems identified and the limitations of the information, assumptions made etc.</li> <li>▪ The SA framework, including objectives, targets and indicators</li> </ul>	<p>Section 3 relationship with other plans policies and programmes,</p> <p>Section 3 Baseline Characteristics of South Derbyshire. Appendix 3. Key Sustainability Issues</p> <p>Section 3 Key Sustainability Issues, Appendix 3: Key Sustainability Issues</p> <p>Section 4; The Sustainability Appraisal Framework</p>
Plan issues and options	<ul style="list-style-type: none"> <li>▪ The main strategic options considered and how they were identified.</li> <li>▪ A comparison of the social, environmental and economic effects of the options.</li> <li>▪ How social, environmental and economic issues were considered in choosing the Preferred Options.</li> <li>▪ Other options considered, and why these were rejected</li> <li>▪ Any proposed mitigation measures</li> </ul>	<p>Section 5 Broad Options appraisal</p> <p>Section 5: Broad Options Appraisal</p> <p>Section 5 Broad Options appraisal</p> <p>Section 5 Broad Options appraisal</p> <p>Section 5 Broad Options appraisal Section 6 Preferred Options Appraisal</p>
Plan policies	<ul style="list-style-type: none"> <li>▪ Significant social, environmental and economic effects of the preferred policies</li> <li>▪ How social, environmental and economic problems were considered in developing the policies and proposals</li> <li>▪ Proposed mitigation measures</li> <li>▪ Uncertainties and risks</li> </ul>	<p>Section 5 Broad Options appraisal</p> <p>To be included in the preferred options report (following selection of preferred options)</p> <p>Section 5 Broad Options appraisal</p> <p>Section 2 Difficulties encountered in undertaking the SA; Section 6.</p>
Implementation	<ul style="list-style-type: none"> <li>▪ Links to other tiers of plans and programmes and the project level (EIA, design guidance etc.)</li> <li>▪ Proposals for monitoring</li> </ul>	<p>Section 1, Habitat Regulations Assessment Section 2 relationship with other plans policies and programmes. Scoping Report</p> <p>Section 5 Broad Options appraisal Section 6 Preferred Options Section 8 Implementation and proposals for monitoring</p>

<sup>††</sup> Based on *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*, ODPM 2005 (Appendix 15)

## SECTION 2: APPRAISAL METHODOLOGY

### 2.1 OVERVIEW OF THE SUSTAINABILITY APPRAISAL PROCESS

We have undertaken the Sustainability Appraisal (incorporating the requirements of the SEA Directive) of the Part 1 Local Plan in accordance with guidance published by the Office of the Deputy Prime Minister (ODPM) in November 2005<sup>1</sup>. However whilst we recognise that this guidance sets out information to assist Local Planning Authorities to comply with the SEA Directive, it is not intended as a legal interpretation of the Directive. As such, in undertaking the sustainability appraisal of the Local Plan the ODPM guidance has been considered in conjunction with the Directive<sup>2</sup>, the Regulations<sup>3</sup> which transpose the Directive into English law, The Planning Act<sup>4</sup>, The Localism Act<sup>5</sup>, and the Town and Country Planning Regulations 2004<sup>6</sup> together with other relevant planning guidance and case law.

### 2.2 SUSTAINABILITY APPRAISAL STAGES

The Sustainability Appraisal process is broadly split into 5 key stages:

- Stage A:** Setting the context and Sustainability Objectives, establishing the baseline and deciding on the Scope
- Stage B:** Developing and refining options and assessing effects
- Stage C:** Preparing the Sustainability Appraisal Report
- Stage D:** Consulting on the draft Local Plan and the Sustainability Appraisal Report
- Stage E:** Monitoring the implementation of the Plan

**Stage A** of the Sustainability Appraisal process requires that the Authority collect detailed information on the character of the District. This information is gathered by reviewing general data and statistics on the environmental, economic and social characteristics of the plan area and by reviewing other relevant plans and programmes (and their objectives and targets) that are related to the plan. This information is then used to identify key issues affecting the plan area, and to establish a Sustainability Appraisal Framework (a set of sustainability objectives and indicators, against which plan options can be appraised). The information collected during this stage of the appraisal process is set out in a **Scoping Report** that was published for consultation in June 2008 and updated in Autumn 2012.

Following on from the Scoping Report consultations the Council assessed responses received back from consultees and used them to inform a second stage of work (**Stage B**). During this stage the Council, in consultation with local communities, identified and appraised the different options (or ways) that we could deliver our Plan objectives. This appraisal work is then used to identify our preferred options, which have been subjected to further appraisal.

The likely impacts of implementing the different broad and preferred growth options are set out in this interim report. In particular this report seeks to identify the key impacts that could arise if each identified option was implemented. Impacts are considered in terms of their magnitude, geographical scale, the period of time over which they will occur, whether they are permanent or temporary, positive or negative,

<sup>1</sup> ODPM (November 2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities*, ODPM, London.

<sup>2</sup> *DIRECTIVE 2001/42/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 27 June 2001 on the assessment of the effects of certain plans and programmes on the Environment*

<sup>3</sup> *The Environmental Assessment of Plans and Programmes Regulations (Statutory Instrument 2004 No.1633)*, The Stationery Office Limited

<sup>4</sup> The Planning and Compulsory Purchase Act (2004), the Stationery Office

<sup>5</sup> The Localism Act (2011), the Stationery Office

<sup>6</sup> The Town and Country Planning (Local Development) (England) Regulations 2004 (*Statutory Instrument 2004 No.2204*) The Stationery Office Limited

frequent or rare, and whether or not there are likely to have cumulative and/or synergistic effects. Where significant effects on the environment or on the local communities or the economy are identified, mitigation measures (including avoidance, offsetting and enhancement measures) are suggested.

The final Sustainability Report will be subjected to consultation (**Stage D**) alongside the submission draft of the Local Plan (final dates to be determined). It will run in parallel to submission of the Local Plan to the First Secretary of State for Independent Examination.

A Planning Inspector appointed by the Secretary of State will then consider the Soundness of the Local Plan, using the submitted Sustainability Appraisal to inform his or her final opinion.

Once the Local Plan is adopted the final part of the appraisal process will be to monitor the implementation of the Plan against the Sustainability Appraisal Framework (**STAGE E**). This will allow the Council to identify and respond to any unforeseen adverse effects that arise from the implementation of the Local Plan.

### **2.3 WHO HAS CARRIED OUT THE SUSTAINABILITY APPRAISAL?**

South Derbyshire District Council's Planning Policy Team has undertaken the Sustainability Appraisal. The identification of baseline data, key issues and the development of the Council's Sustainability Appraisal Framework and the appraisal of options against this framework was undertaken in consultation with other Council Departments. These included teams from Environmental Protection, Housing, Economic Development, Leisure Services, and Crime and Disorder. We have sought to undertake the appraisal 'in-house' in order to ensure that the results are fully integrated with the preparation of the Local.

The appraisal has also been informed through liaison with infrastructure providers, meetings with site owners and developers; consultation through the Plan making process with members of the public and joint working and/or liaison with neighbouring authorities including HMA partner Authorities.

External consultation was sought initially on the scope of the Sustainability Appraisal in June 2008 with the Environment Agency, Natural England and English Heritage alongside a number of other environmental, economic and social stakeholders invited to comment. A refresh of the Council's scoping report was undertaken in July 2012. An updated scoping report is available to view [here](#)

Further detail on the Sustainability Appraisal Process and how it links in with the Local Plan preparation process, including relevant dates that the specific stages of work will be undertaken, is set out at Figure I over the page.

### **2.4 WHEN WAS THE SUSTAINABILITY APPRAISAL CARRIED OUT?**

The Sustainability Appraisal for the Local Plan commenced in January 2010 with all work updated to reflect on-going evidence collection and the revised scoping report. Work on the appraisal is on-going and will be completed and submitted for consultation alongside the submission draft of the Local Plan.

## 2.5 DIFFICULTIES ENCOUNTERED IN UNDERTAKING THE SUSTAINABILITY APPRAISAL

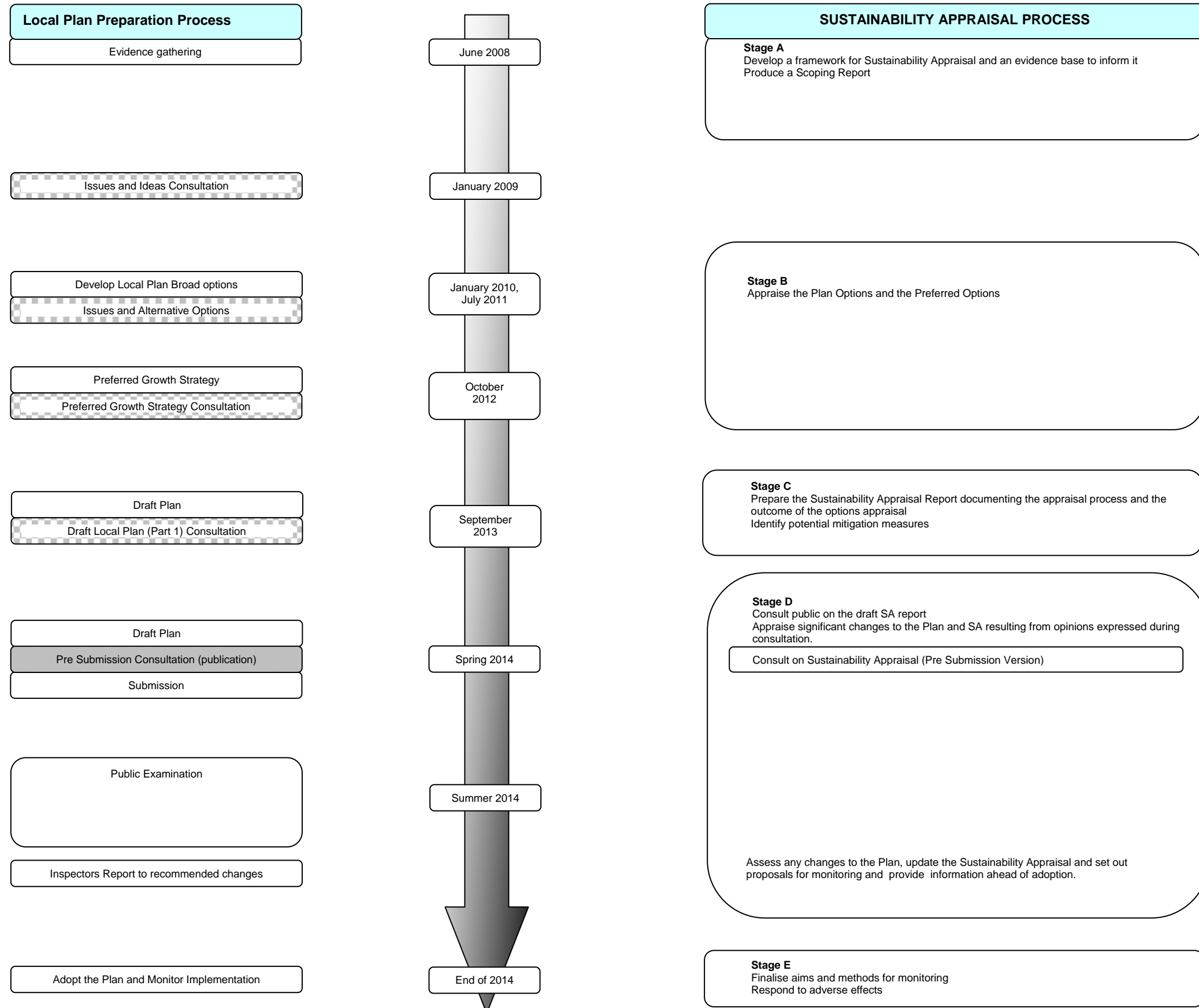
### Difficulties

- The preparation of the Local Plan has taken place over a number of years, with the first consultation being undertaken in 2009 and adoption of the Local Plan now expected in 2014. Over this period there have been many changes to planning guidance including the deletion of the Derbyshire Structure Plan, the publication and subsequent revocation, reinstatement and deletion of the East Midlands Regional Plan and the deletion of national Planning Policy Guidance notes and statements (PPGs and PPSs) and their replacement with the a single National Planning Policy Framework. Coupled with this the Council's approach to planning has shifted from a top down approach (where housing requirements for the District were specified within the Regional Plan), to an approach which embraces the governments 'localism' agenda, with housing and indeed employment requirements being generated locally based on our own assessment of demographic changes and local need.
- In tandem with these changes in policy there have been significant changes to monitoring data over the plan preparation period. In respect of the sustainability appraisal this has meant that a number of proposed plans and strategies initially identified as being relevant to the South Derbyshire Local Plan and indicators included in the SA framework have needed to be updated to reflect changes in policy and policy monitoring. The Council has consulted upon an updated scoping report (in 2012) in order to ensure that it Sustainability Appraisal Framework and the proposed monitoring measures remain up to date. However despite changes, amendments to the scope of the consultation have been relatively minor. A detailed list of scoping report changes to reflect consultation comments including changes to policy and monitoring data is set out at Appendix 1.
- Much of the evidence collected to support the Sustainability Appraisal has also changed or been updated since work initially began in 2010. In addition, the Council has also commissioned (and continues to commission new evidence to inform the emerging Local Plan). Sustainability Appraisal is an iterative process and the Council has sought to amend its appraisals where updated evidence points to materially different impacts compared to those identified during early stages of work. Where appraisals have been reviewed and updated this is documented in the individual assessments set out at Appendix 4
- Whilst to date, the Council has already commissioned significant evidence regarding the environment and social and economic baseline in South Derbyshire and how this could change in the future, there are still gaps in our knowledge. The Council is working to fill these 'gaps' through continued evidence collection and consultation, (such as on-going landscape and transport assessments) and or on-going consultation with key stakeholders such as Transport Authorities and Local Education Authorities and schools). The Council will continue to update its appraisal work to reflect emerging evidence as it emerges.



- Aligned Local Plans are being prepared across the Derby Housing Market Area (HMA). As such the effects of allocations and detailed policies in Derby City and Amber Valley's Local Plan could have significant impacts on the District in combination with our own Local Plan, especially where new developments are proposed close to the District boundary. In order to ensure that the Plans of HMA wide Authorities are coordinated, the HMA Authorities have commissioned much joint evidence and are looking to produce aligned Local Plans. Further, the HMA Authorities continue to share appraisals in order that we understand the likely effects of our own growth in combination with nearby growth. This will allow increased confidence in the incombination assessment included later in this report as clearly there will be certainty over the scope and detail of plans across the Housing Market Area. In addition South Derbyshire has liaised with both North West Leicestershire and East Staffordshire on their emerging plans and has, in producing our own appraisal, had regard to the findings of their draft sustainability appraisal work and habitat regulations assessments.
- Most options consisted of discreet options although in respect of strategic housing there are actually many different housing growth options available along a continuum. This is considered in Issue 1 Appendix 4. However, clearly the delivery of 100 homes per year would not have a significantly different effect than the development of 101. The Council has therefore sought to appraise a total of seven housing options ranging from 267 dwelling per year to 1045 per year. Initially within the Issues and Alternative Option Consultation in 2010 the Council sought to identify a high, medium and low housing growth option. A further option, based on recent building trends, was also identified as the Business as Usual scenario. Following the completion of a study into housing need and local demographic changes by GL Hearn a further option was also added. Subsequent to this a further two discreet options have been subject to appraisal representing a housing needs requirement identified by Pegasus Group (on behalf of a consortium of developers in December 2012) and to reflect an update to the HMA wide housing requirement to reflect updated Census (2011) data. The Authority will continue to appraise other realistic discreet options where these are identified, although clearly there is a need to minimise the number of discreet housing options tested through the SA to keep the process manageable and to encourage participation and comment on the appraisals from stakeholder and other interested parties.
- Finally some of the options assessed within the Sustainability Appraisal are spatial. For example where new housing or employment land should be located. In these cases it is difficult to predict the exact nature of impacts of varying options as these impacts are largely determined by the exact location of development proposals and the way development is implemented. Where such uncertainties exist this will be documented in individual appraisals and where appropriate measures to provide certainty over the nature and direction of impacts will be documented within detailed appraisals.



**Figure i: Local Plan and Sustainability Appraisal Processes.**



**Key**

-  Informal Local Plan Consultation
-  Formal Local Plan Consultation

## 2.6 CONSULTATION ON THE SCOPE OF THE SUSTAINABILITY APPRAISAL

In addition to internal consultation and involvement, there is a specific requirement for us to engage with statutory consultation bodies and public consultees at certain stages of the combined Sustainability Appraisal and Strategic Environmental Assessment Processes. These requirements are set out in the SEA Regulations and reiterated in guidance published by the ODPM<sup>7</sup>

In determining the 'Scope of the Sustainability Appraisal (the level of detail and information to be used to appraise the plan options), the SEA regulations requires that the three statutory environmental consultation bodies should be consulted for a period of five weeks. We consulted the following three organisations by posting out a complete copy of the Scoping Report for a five week period commencing October 2008:

- Environment Agency
- English Heritage
- Natural England

In addition, Government guidance<sup>6</sup> recommends that other community groups, and social and economic bodies should also be consulted at this stage. As such we also sent out complete copies of the draft Scoping Report to the following organisations for a five-week period at the same time as the statutory consultation bodies:

- Government Office for the East Midlands (GOEM)
- Government Office for the West Midlands (GOWM)
- East Midlands Development Agency (EMDA)
- Advantage West Midlands (AWM)
- East Midlands Regional Assembly (EMRA)
- West Midlands Regional Assembly (WMRA)
- Adjoining Local Planning Authorities
- Derbyshire County Council
- Staffordshire County Council
- Leicestershire County Council
- The National Forest Company
- Highways Agency
- Network Rail
- Severn Trent
- South Staffordshire Water
- National Grid Transco
- Council for the Protection of Rural England (CPRE) (Derbyshire Branch)
- Friends of the Earth (FoE)
- Royal Society for the Protection of Birds (RSPB)
- Derbyshire Wildlife Trust
- Staffordshire Wildlife Trust
- Leicestershire Wildlife Trust
- South Derbyshire Local Strategic Partnership (LSP)
- Home Builders Federation
- Forestry Commission
- Derbyshire Dales and South Derbyshire Primary Care Trust
- East Staffordshire Primary Care Trust

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<sup>7</sup> ODPM (November 2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities*, ODPM, London.

- Central and Greater Derby Primary Care Trust
- Sport England (East Midlands Region)
- Derbyshire Constabulary

Parish Councils and Council Members were also informed of where and how to view and comment on the Scoping Report by direct mail. And whilst a full public consultation was not required at this stage of the Sustainability Appraisal process, we published the Scoping Report on the Council's website, and made it available to view at the Council Offices for any members of the public interested in the process or wishing to make any comments.

Comments submitted regarding the 'scope' of the Sustainability Appraisal and the amendments made to the information set out in the Scoping Report following this stage of consultation are set out at Appendix 1: An updated version of the Scoping Report and a complete list of the changes made in response to consultation have been available to view on the District Councils website since January 2010.

In addition to the Scoping Report consultation undertaken in October 2008, the Council has also alerted relevant authorities to a number of minor changes to the Authority's Scoping Report which have arisen as a result of changes to National Government policy and alterations or deletion of national indicators. The Council alerted relevant authorities to the publication of an updated scoping report in July 2012 and invited comment during a five-week consultation period, which closed September 2012. A copy of the updated Scoping Opinion together with a summary of comments received back is available to view on the Council's website.

## **2.7 HOW TO COMMENT ON THE SUSTAINABILITY REPORT**

This is an interim draft of the Sustainability Appraisal Report. It is published for Consultation alongside the Draft (Part1) Local Plan. Comments on this Sustainability Appraisal are welcomed and will be used to inform our Pre Submission Local Plan. Comments can be submitted on-line via the Council's Website (<http://www.south-derbys.gov.uk>) or in writing to:

**Kevin Exley**  
**Planning Policy Officer (Sustainability)**  
**Planning Services**  
**South Derbyshire District Council**  
**Council Offices**  
**Civic Way**  
**Swadlincote**  
**Derbyshire, DE11 0AH**

Or by email to: [planning.policy@south-derbys.gov.uk](mailto:planning.policy@south-derbys.gov.uk)

**All comments should be received by 5pm 15<sup>th</sup> of November 2013.**

## SECTION 3: SUSTAINABILITY BASELINE AND CONTEXT

### 3.1 LINKS TO OTHER POLICIES, PLANS AND PROGRAMMES AND SUSTAINABILITY OBJECTIVES

<p>What the SEA Directive Requires:</p> <p>The Environmental (Sustainability) Report should provide information on:</p> <p>“The relationship of the Plan with other relevant plans and programmes” (Annex I(a))  “the environmental protection objectives established at international [European] community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”.  (Annex I(e))</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

A fundamental part of undertaking a sustainability appraisal of the Local Plan is the identification and assessment of the relationships between the Plan and other relevant plans and strategies established at international, European Community, national, and local levels.

The purpose of identifying and reviewing other plans and strategies is to allow us to identify potential synergies, or inconsistencies between the objectives set out in the proposed Local Plan and other policies plans and programmes.

A list of plans, policies and programmes, relevant to the Local Plan has been compiled and analysed by the District Council’s Planning Policy Team. This list, (originally published as an appendices to Local Plan Scoping Report in June 2008) has been updated to reflect comments received back during the 2012 update consultation and incorporate the release of up to date planning guidance such as the National Planning Policy Framework. A summary of the plans and programmes reviewed is listed below:

**TABLE 3.1: OTHER POLICIES PLANS AND PROGRAMMES RELEVANT TO THE SOUTH DERBYSHIRE PART 1 LOCAL PLAN**

<b>INTERNATIONAL (INCLUDING EU LEVEL) PROGRAMMES, PLANS AND STRATEGIES</b>	
<b>Biodiversity/Flora &amp; Fauna</b>	
i	Convention on biodiversity Rio De Janeiro 1992
ii	European biodiversity strategy 1998
iii	Bern Convention on Conservation of European Wildlife and Natural Habitats 1979
iv	Habitats Directive (1992/43/EC) Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora
v	Wild Birds Directive (79/409/EEC)
<b>Population and Human Health</b>	
vi	European Sixth Environmental Action Programme – Environment 2010. Our future our choice
vii	European Strategy for Sustainable Development A Sustainable Europe for a Better World
viii	Aarhus Convention- Convention to Access to information, public participation in decision making and access to justice in Environmental matters (UNECE,) 2001
<b>Material Assets</b>	
ix	European Spatial Development Perspective: Towards Balanced and Sustainable Development of the Territory of the European Union
<b>Soil, Water and Air</b>	
x	Council Directive 75/442/EEC on waste, as amended by Council Directive 91/156/EEC.
xi	Water Framework Directive (2000/60/EC)
xii	Air Quality Framework Directive (96/62/EC) (and Amending Acts)
xiii	The European Directive on the Assessment and Management of Flood Risks (2007/60/EC)
xiv	EC Groundwater Directive (80/68/EC)
<b>Climatic Factors</b>	
xv	UN Framework convention on climate change 1994
xvi	European Climate Change Programme
<b>Landscape</b>	
xvii	European Landscape Convention

<b>NATIONAL PROGRAMMES</b>	
<b>Biodiversity Flora and Fauna</b>	
1	Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
2	Working with the grain of nature: A biodiversity strategy for England (2011)
3	England Biodiversity Strategy Climate Change Adaptation Principles Conserving biodiversity in a changing climate (2008)
<b>Population and Human Health</b>	
4	National Planning Policy Framework (2012)
5	Planning Policy for Traveller Sites (2012)
6	The UK Government Sustainable Development Strategy (2005)
7	Laying the Foundations: A Housing Strategy for England (2011)
8	Creating a sporting habit for life Sport England strategy 2012-17
9	Strategic Framework for Road Safety (2011)
10	Healthy Lives, Healthy People: Our strategy for public health in England (2010)
11	Noise Policy Statement for England (2010)
<b>Material Assets</b>	
12	Creating growth, cutting carbon: making sustainable local transport happen (2011)
13	A Strategy for Sustainable Construction (2009)
14	National Infrastructure Plan (2011)
<b>Soil, Water and Air</b>	
15	Updated national waste planning policy: Planning for sustainable waste management Draft for Consultation (2013)
16	Future Water: The Government's Water Strategy for England (2008)
17	Water for Life (2011)
18	National Flood And Coastal Erosion Risk Management Strategy For England (2011)
19	Government Review of Waste Policy in England (2011)
20	Safeguarding our Soils A Strategy for England (2011)
21	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
<b>Climatic Factors</b>	
22	Planning our electric future: a White Paper for secure, affordable and low carbon electricity (2011)
23	The Carbon Plan: Delivering our Low Carbon Future (2011)
24	Energy Efficiency Strategy (2012)
25	Energy Security Strategy (2012)
<b>Cultural Heritage (including architectural and archaeological heritage)</b>	
26	National Heritage Protection Plan (2013)
27	Government Tourism Strategy (2011)
<b>Landscape</b>	
28	---
<b>REGIONAL AND SUBREGIONAL PLANS AND STRATEGIES</b>	
<b>Biodiversity /Flora &amp; Fauna</b>	
29	Lowland Derbyshire Biodiversity Action Plan (2011)
30	National Forest Biodiversity Action Plan (2011)
31	Lowland Derbyshire and Nottinghamshire Local Nature Partnership Vision and Action Plan (2012)
<b>Population and Human Health</b>	
32	National Forest Strategy 2004-2014
33	Derbyshire's Sustainable Community Strategy 2009-14
34	Derbyshire Health and Wellbeing Strategy 2012-2015 (2012)
<b>Material Assets</b>	
35	Derbyshire Local Transport Plan (LTP) 3 (2011)
36	Derbyshire Rights of Way Improvement Strategy (2004)
37	East Midlands Airport Masterplan (2006)
38	D2N2 Local Economic Partnership Strategy for Growth 2013-23 (2013)
39	Derbyshire Greenways Strategy (2006)
<b>Soil, Water and Air</b>	
40	Looking after Derbyshire's Waste (2006)
41	Water Resources Strategy for the East Midlands (2009)
42	Humber River Basin Management Plan
43	Draft Humber River Basin 2015 : Challenges and Choices (2013)
44	Managing Flood Risk: River Trent Catchment Flood Management Plan (2010)
45	The Tame Anker, and Mease Abstraction Licensing Strategy (2013)
46	The Lower Trent and Erewash Abstraction Licensing Strategy (2013)
47	The River Dove Abstraction Licensing Strategy (2013)
48	The Derbyshire Derwent Abstraction Licensing Strategy. 2013
49	River Mease Water Quality (Phosphate) Management Plan (2011)
50	River Mease Diffuse Water Pollution Plan (2011)
51	River Mease SAC/SSSI River Restoration Strategy (2012)
52	Lower Derwent Flood Risk Management Strategy (2011)
53	Severn Trent Water Resource Management Plan (2010)
54	Draft Severn Trent Water Resource Management Plan (2013)
55	South Staffordshire Water Resource Management Plan (2010)
56	Draft South Staffordshire Water Resource Management Plan (2013)

57	Minerals Local Plan April 2000 (Incorporating First Alteration: Chapter 13-Coal November 2002)
<b>Climatic factors</b>	
58	---
<b>Cultural Heritage (including architectural and archaeological heritage)</b>	
59	A Vision and Action Plan for Sustainable Tourism in the National Forest (2009)
<b>Landscape</b>	
60	---
<b>LOCAL STRATEGIES</b>	
<b>Population and Human Health</b>	
61	South Derbyshire Sustainable Community (2009-2029)
62	Saved South Derbyshire Local Plan (Adopted Version) May 1998
63	South Derbyshire Corporate Plan 2009-14
64	South Derbyshire Housing Strategy (2009)
65	South Derbyshire Playing Pitch Strategy (2011)
<b>Material Assets</b>	
66	Swadlincote Town Centre Vision and Strategy 2012
67	South Derbyshire Cycling Strategy (SPG)
68	Swadlincote Walking Strategy Supplementary Planning Guidance (SPG)
<b>Soil; Water and Air</b>	
69	---
<b>Cultural Heritage (including architectural and archaeological heritage)</b>	
70	Heritage Interpretation Strategy

The plans, policies, programmes and studies reviewed provide different types of information and fulfil several roles, for example:

- The provision of baseline data
- The inclusion of objectives which the Local Plan should have regard to
- A strategic or overarching policy steer that guides the 'nature' or format of policies to be included in the Local Plan
- An indication of the likely effects of implementing the Local plan 'in combination' with other plans and strategies.

## 3.2 BASELINE CHARACTERISTICS

What the SEA Directive Requires:

The Environmental (Sustainability) Report should provide information on:

“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be significantly effected” (annex I(b) and (c))

Baseline information provides the basis for predicting and monitoring the effects of implementing the proposed Local Plan and helps identify sustainability problems (or key environmental, social and economic issues) and the possible options for dealing with them.

The baseline data collected by the District Council was drawn largely from existing sources. Key sources included nationally or regionally produced data sets including:

- The Office of National Statistics website (including Census Data, NOMIS and Neighbourhood Statistics)
- the Land Registry data for the District
- the East Midlands Public Health Observatory (Health Profile for South Derbyshire)

This data has been supported by the collection of extensive locally produced data and studies as follows:

- The Derby Housing Market Area Housing Requirements Study
- The Derby Housing Market Area Strategic Housing Market Assessment
- Derby Housing Market Area Wide Strategic Housing Land Availability Assessment (SHLAA)
- Strategic Site Summaries (for housing and employment sites)
- Local Rural Housing Needs Studies
- Derbyshire Gypsy and Travellers Accommodation Needs Assessment
- Derbyshire Housing Market Area Wide Employment Land Study
- Derby Housing Market Area Transport Assessment
- South Of Ashbourne Rural Accessibility Study
- Swadlincote Retail Needs Study
- Derby Housing Market Area Assessment of renewable energy capacity and potential within the District
- Conservation Area Appraisals
- Derbyshire Landscape Character Assessment
- Derbyshire Areas of Multiple Environmental Sensitivity Study
- Trent Valley Landscape Sensitivity Study
- Key Villages Landscape Character Assessment (Draft)
- Strategic Sites Landscape Assessment
- Technical Assessment of the Nottingham and Derby Green Belt
- Derby City Green Wedge Study
- South Derbyshire Strategic Sites Landscape and Green Infrastructure Assessment
- PPG17 Study and Assessment (Open Space Audit)
- South Derbyshire Environmental Audit
- South Derbyshire Level 1 Strategic Flood Risk Assessment
- Derbyshire Housing Market Area Scoping and Outline Water Cycle Study.

In addition a number of locally produced, sources of baseline data were interrogated including the District Council’s Area Profiles and topic papers as follows:

## Area Profiles

1. Area Profile - Aston
2. Area Profile - Etwell
3. Area Profile - Hatton and North West
4. Area Profile - Hilton
5. Area Profile - Melbourne
6. Area Profile - National Forest North
7. Area Profile - National Forest South
8. Area Profile - Repton
9. Area Profile - Stenson
10. Area Profile - Swadlincote
11. Area Profile - Willington

## Topic Papers

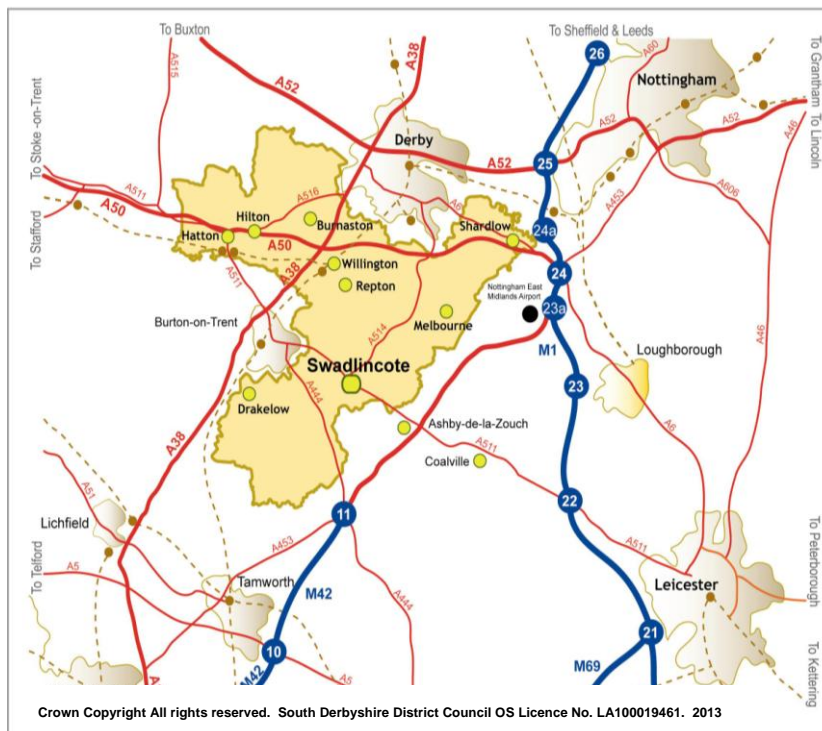
1. Housing
2. Economy
3. Retail and Leisure
4. Transport
5. Social & Green Infrastructure
6. Climate Change and Renewable Energy
7. Water and Flooding
8. Built Environment
9. Spatial Vision and Strategy

### 3.3 SUMMARY OF KEY BASELINE CHARACTERISTICS OF SOUTH DERBYSHIRE

The District of South Derbyshire covers an area of approximately 33,000 hectares (112 square miles) and is bounded by the City of Derby to the north, Burton on Trent to the West and Ashby-de-la-Zouch to the East. The urban area making up Swadlincote has a population of around 35,000 and is the largest settlement and commercial centre for the District.

### South Derbyshire Regional Setting

Figure 4.1: Location Map of South Derbyshire District:





## **BIODIVERSITY/FLORA & FAUNA**

The District has a wide range of environmental assets. The National Forest covers around 12,870 ha (50 square miles) of the southern part of the District and is helping to create diverse landscape and wildlife habitats as well as contributing to the economic and social well-being of the district through the delivery of new tourism and leisure opportunities. In addition to the National Forest there are 6 sites of Special Scientific interest, one of which, (the River Mease) is a Special Area of Conservation, (combined area 178 ha). 17% of SSSIs by land area in Derbyshire are currently recorded as being in favourable condition. 82% are recorded as being in 'unfavourable recovering' condition.

There are 156 local wildlife sites (covering approximately 5% of the land area for the District). Of these sites only a third were recorded as being positively managed in 2011. There are two local nature reserves within the district (Elvaston Castle and Coton Park). There is one National Nature Reserve located within the District at Calke Park. There are 7 sites of regional geological importance within the District covering an area of 249 hectares.

## **POPULATION AND HUMAN HEALTH**

The District has a total population of 94,611 in 2011, this is projected to increase to around 123,000 by 2035. A news release published by the ONS<sup>8</sup> in June 2011 indicates that South Derbyshire is the 9<sup>th</sup> fastest growing authority in England and Wales between 2001 and 2010 growing by around 15%, although recent Census Data now indicates that South Derbyshire is the 13<sup>th</sup> fastest growing District in England and Wales. By 2026 21.4% of the districts residents will be 65 or over. Compared to 14.4% in 2003. In terms of social profile the District is considered to be fairly affluent being ranked 221 out of 354 local authorities nationally (where the rank of one is most deprived). Life expectancy within the District (78.9 years for men and 82.3 years for women). Men therefore live 0.3 years longer than the average for England whilst women live on average 0.3 years less. There are 16,500 people whose activities are limited by ill health in South Derbyshire according to the 2011 Census. This is in line with the national average. 10,500 people (11%) of the population provide unpaid care to relatives or friends. This is slightly higher than the England average but lower than the average for Derbyshire as a whole (10% and 12% respectively).

There is a need for the provision of 13,454 new homes between 2008 and 2028. Between March 2008 and April 2013 around 1,750 new homes have been built in South Derbyshire. As such housing delivery rates over the past five years have been at around half the required level. In respect of affordable housing, there are 1,839 households on the housing register in South Derbyshire, although the number on the register and in need of accommodation is identified as 702 households. In addition to this backlog additional households will form over the Plan period. In order to meet existing and future affordable housing needs a quarter of all new homes up to 2028 will need to be affordable.

Crime rates within the District are significantly lower than average with the number of recorded domestic burglaries, violent offences and thefts from a vehicle being 35% lower than the national average and the number of vehicle thefts being 25% lower than the national average. However, the fear of crime remains a notable issue locally.

With regard to educational attainment 29.7% of residents aged 16+ have higher-level qualifications (degree, HNC, HND or equivalent), 43.5% have lower level qualifications (GCSEs, A levels (NVQ level three or lower). A further 22.0% of the district's residents have no qualifications or their educational attainment is unknown. Historic Census data indicates a significant dichotomy between educational attainment between the north and south of the District, with residents living in the northern part of South Derbyshire typically being educated to a higher level.

<sup>8</sup> Statistical Bulletin: Annual Mid-year population estimates, 2010 (published June 2011)

## **MATERIAL ASSETS**

Within the District, 72.5 % of the working age population is economically active, which compares favourably to the national average of 69.9%. This, however, masks inequalities at a more local level. Of the working population living in South Derbyshire, less than half also work within the District. As such a significant proportion of South Derbyshire's residents commute to Derby and Burton and further afield to access jobs. Average earnings by residence are £488.30 per week (gross) this is comparable with the national average of £599.30 per week. Despite the recent economic uncertainties unemployment rates within the District have remained low at around 2.2%, although unemployment rates are notably higher within the Swadlincote area than in the settlements located in the northern part of the District and within the male cohort.

There were 2,955 VAT registered businesses located within the District in 2007, of which around 60% of businesses operate within three commercial sectors: financial intermediation, real estate, renting and business activities; wholesale, retail and repair and construction. Manufacturing businesses account for less than 9% of all businesses but employ one quarter of the workforce, although this may reflect the significance of Toyota car plant located in Burnaston, which currently employs around 3,000 people.

There are around 750 warehouse and factory premises in South Derbyshire and around 200 office premises located within the District. A recent employment land survey indicated that there is seven times the demand for industrial premises than for office development within the District. This is perhaps unsurprising given the dominance of industrial and manufacturing businesses within South Derbyshire.

Main roads located within the District include the A38 and A50 and A6 spur (which connect the A50 with the A52 in Derby). Both the M1 and the A42 are also accessible locally. Other locally important routes include the A511, A444 and the A514. Public transport provision within the District is focused around the main commercial centre of Swadlincote. There are two train stations within the District (Willington and Hatton), although stations at Burton on Trent and Derby are also important locally. East Midlands Airport is located just outside the District in North West Leicestershire.

At 2001, 13.5% of households had no access to a car, whilst 40.9% and 35.2% respectively had access to either one car, or two cars. As such car ownership is considerably higher within the District than at the national level, no doubt reflecting the largely rural nature of the District.

## **SOIL WATER AND AIR**

The District has significant reserves of sand and gravel concentrated within the Trent Valley and the adjoining Lower Derwent and Dove Valleys. Between 2002-2011 an average of 1.23million tonnes of sand and gravel was won within Derbyshire most of which was produced at Swarkestone, Shardlow and Willington. In addition to active quarries in South Derbyshire there are a number of inactive but permitted sand and gravel sites within the District. At the end of 2011 permitted reserves of Sand and Gravel in Derbyshire stood at 8.85 million tonnes equivalent to 6 years supply.

The amount of household waste generated per person in South Derbyshire has increased slightly since 2000/01 rising from 440kg per head to 503kg per head in 2011. However over this period the amount of waste composted or recycled has increased significantly. Broadly speaking around half of all household waste from South Derbyshire is now recycled or composted.

The District has a significant amount of previously developed (brownfield) land equating to 387 hectares or just over 1% of the land area of the District. In 2011/12

38% of new homes were built on previously developed land. Completions on brownfield sites has fallen every year since 2005 when housing completions on brownfield sites accounted for 86% of all development.

Biological and Chemical water quality within the HMA is generally fair to very good, although there are a few exceptions. However many watercourses in the District have elevated levels of nutrients which can have a significant impact on aquatic ecology through stimulating the growth of benthic and microscopic plants. This can lead to oxygen depletion, a reduction in water clarity and an increased incidents of fish kills.

Around 18% of the total land area in South Derbyshire lies within an areas of high flood risk. A further 3% is at medium risk. Of the developed area of South Derbyshire 6.9% of urban and rural settlements by area are at high risk of flooding. A further 3.5% of urban and rural settlements by area are at medium risk. Broadly speaking therefore 10% of the Districts urban area is known to be at flood risk.

### **CLIMATIC FACTORS**

Flood risk is likely to increase as a result of climate change with peak rainfall intensity increasing by around 30% by 2085 and peak river flow increasing by around 20% by 2025 during a 1 in 100 year event. As a result the level 1 Strategic Flood Risk Assessment (SFRA) for South Derbyshire identifies a number of areas which will experience greater flood risk.

Carbon dioxide emissions within the District are significantly higher than the regional average. Per capita emissions for the district's residents are 8.3 tonnes per annum compared to 6.7 tonnes nationally. According to government data per capita CO<sup>2</sup> emissions within South Derbyshire decreased by 14% between 2005 and 2011. Annual rainfall within the District is slightly lower than the long-term regional average and national averages being 445mm in 2011.

In terms of large-scale renewable energy generating capacity, there is one landfill gas site in Bretby which has an output of 0.9 megawatts. In addition there is a 4.6 megawatt solar farm located at Toyota at the facility in Burnaston. In terms of non-renewable energy sources there are presently two disused coal fired power station sites in the District at Willington and Drakelow. A large Combined Cycle Gas Turbine Installation was consented in October 2007 by the Secretary of State under Section 36 of the Electricity Act 1989 on the site of the former Drakelow Power Station which was closed in 2003. Once constructed this site will have a generating capacity of around 1220MW, although an application to extend this site was submitted to the Department for Energy and Climate Change ("DECC") in April 2009. If consented and built this will increase the capacity of this site to 2640MW. In addition a further application for a 2400MW Combined Cycle Gas Turbine proposed for the former Willington Power Station was consented by the Secretary of State for the Department of Energy and Climate Change (DECC) in March 2011. If consented and built both power stations could generate electricity equivalent to over 6% of the UKs existing total electricity generation capacity.

### **CULTURAL HERITAGE**

There are 713 listed building within South Derbyshire, of which 52 are grade 1 listed, 47 are grade 2\* and 614 are grade 2. Of these 1 grade 1 building and 7 grade 2\* buildings recorded as being at risk. 34 grade 2 listed buildings are also at risk. There are 20 Scheduled Ancient Monuments, 5 historic parks and gardens and 21 conservation areas within the District.

### **LANDSCAPE**

There are 5 Regional landscape character areas within South Derbyshire; Melbourne Parklands, Mease and Sense Lowlands; the South Derbyshire Coalfield; the Trent Valley Washlands and the Needwood and South Derbyshire Claylands.

The main land use within the District is agriculture this occupies 25,500ha or 75 % of the District and reflects the Districts predominantly rural nature. However, there is significant pressure for new development, particularly on the fringes of Derby City and Swadlincote reflecting South Derbyshire's status as the fastest growing District in Derbyshire.

#### **DATA LIMITATIONS**

- South Derbyshire District was subject to a boundary review of its ward areas in 2009. This review led to changes in a number of ward boundaries in the District which makes comparing historical time series data less reliable for those areas which have not been subject to boundary changes.
- The Council holds very detailed information on a number of areas around potential development locations due to historic environmental assessment work, which has been undertaken by the Council or site promoters or developers. For example we have very detailed information for sites around Drakelow, Sinfin, Elvaston, Chellaston, Littleover, Willington, the A50-A38 interchange and the Swadlincote and Woodville Regeneration Area. This means that we have very detailed environmental and social data for some areas, but not others. In order to try and address this issue we have commissioned numerous studies (our evidence base) to allow a broad scale understanding of social, environmental and economic issues across the whole District.
- The Council is still in the process of collecting some evidence, particularly that relating to transport, education and landscape. As we collect this additional information we will amend this sustainability appraisal accordingly.

### **3.4 KEY SUSTAINABILITY ISSUES**

What the SEA Directive Requires:

The Environmental (Sustainability) Report should provide information on:  
“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be significantly effected” (annex I(b) and (c))  
“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as designated pursuant to Directives 79/409/EEC and 92/43/EEC” (annex I(d))

Following a review of the baseline data collected to inform the preparation of the Local Plan the key environmental, social and economic issues currently affecting the District are summarised below. Additional information explaining the nature of potential impacts and the likely evolution of key sustainability issues affecting the Plan area without the implementation of the Local Plan are summarised at Appendix 2.

The issues and likely future trends identified in this table were initially drawn up, and published during the 'scoping' stage. However, they have subsequently been amended to reflect comments received back during the scoping consultations.

**Table 3.2 Key Issues**

<b>Biodiversity, Fauna and Flora</b>	
1	New development may affect specific internationally, nationally, or locally designated wildlife, geological and geomorphologic sites
2	New development could lead to the loss or deterioration of UK and local BAP priority habitats and species
<b>Population and Human Health</b>	
3	South Derbyshire has the fastest growing population in Derbyshire
4	The District has an ageing population
5	The cost of housing within the District is unaffordable for many within the local community.
6	The District has a significant population of gypsies and travellers whose needs differ to the wider population.
7	Levels of deprivation vary throughout the District with particular pockets of deprivation within the Swadlincote urban area.
8	Skill levels vary significantly across the District.
9	Crime rates within the District are low but fear of crime remains a significant issue
10	Many rural communities are becoming increasingly dormitory in nature due to the loss of existing community facilities and services
11	Less than a quarter of District's adults frequently participate in physical activity
<b>Material Assets</b>	
12	The District has a relatively small workplace workforce and is reliant on manufacturing for many of its jobs
13	There is remains pressure on existing employment sites to be developed for housing.
14	Three quarters of the District's land area is in agricultural use, but farmers and those in related businesses are facing increasing pressure to diversify.
15	Unemployment rates are on average low but vary significantly across the District.
16	The District is well served by the strategic road network although many routes suffer frequent congestion.
17	Local transport routes are relatively poor and suffer congestion, particularly during peak travel times.
18	New development will place further pressure on existing transport infrastructure, which may be difficult to manage given significant public and private sector funding constraints
19	Public transport provision across the District is variable
20	There are high levels of car usage and ownership within the District
21	The quality and range of retail and leisure services offered in Swadlincote and villages needs conserving and enhancing to prevent the loss of customers to nearby regional or local centres.
<b>Soil, Water and Air</b>	
22	Around half of all household waste is still disposed of to landfill.
23	There will be a continued need for the sand and gravel workings within the Trent, Lower Derwent and Dove Valleys.
24	New development could generate the need for additional water supply but existing water supplies in many parts of the region are fully committed.
25	There is a lack of capacity in both the sewerage system and receiving environment in some areas to receive additional wastewater flows without further investment.
26	Much of the District lies within areas known to be at significant flood risk
27	New development could give rise to increased air, water or light pollution or could reduce local tranquillity
28	There is a significant amount of previously developed (brownfield) land within the District

**Table 3.2 Key Issues Cont**

<b>Climatic Factors</b>	
<b>29</b>	There is virtually no existing renewable energy generation capacity within the District
<b>Cultural Heritage</b>	
<b>30</b>	The cultural heritage, including archaeology of the district could be affected through the loss of historic assets or by unacceptable changes to their setting; but sensitive development could result in opportunities to enhance historic places and improve public access to historic sites
<b>Landscape</b>	
<b>31</b>	Uncontrolled or unsympathetic development could harm local landscape or townscape character
<b>32</b>	New development could lead to the loss of existing open space which has recreational value or benefits the character of the area

## **SECTION 4: THE SUSTAINABILITY APPRAISAL FRAMEWORK**

Following on from the review of other plans, policies and programmes, the review of baseline data and the identification of key sustainability issues considered earlier in this report and at Appendix 3, the Council developed a Sustainability Appraisal Framework against which the Local Plan broad options can be tested. The 'framework' sets out a number of sustainability appraisal objectives, key questions and assessment criteria that the District Council has used to identify and predict the effects of implementing the Local Plan.

### **4.1 SUSTAINABILITY OBJECTIVES**

The sustainability objectives were developed following a detailed review of relevant plans and strategies established at international, European Community, national, regional and local levels. In developing the proposed objectives, three key documents have been used to develop our own locally relevant sustainability objectives. These are:

- National Planning Policy Framework
- The Derbyshire Sustainable Community Strategy 2009-14
- The South Derbyshire Sustainable Community Strategy 2009-14

### **4.2 DETAILED DECISION MAKING CRITERIA (SUB-OBJECTIVES)**

Detailed decision-making criteria are also included within the Sustainability Appraisal Framework. The purpose of these sub-objectives is to provide prompts which allows the District Council to identify whether more detailed objectives are being met. In total 53 detailed decision making criteria (sub-objectives) are included within the SA Framework.

### **4.3 INDICATORS**

The role of the Sustainability Appraisal Framework is to provide a mechanism against which the likely impacts of implementing the Local Plan can be predicted prior to implementation. In addition the framework also provides a way for the District Council to monitor the actual impacts of implementing the Local Plan following adoption. The performance indicators set out in the SA Framework are largely drawn from existing information sources and have in many cases formed part of the baseline collected to inform key issues considered previously.

### **4.4 AMENDMENTS TO THE SUSTAINABILITY APPRAISAL FRAMEWORK**

Following the composition of an initial set of sustainability objectives, detailed decision making criteria and (performance) indicators, which were developed in consultation with a number of other Council departments, including housing, economic development and environmental protection, the draft objectives were tested against the topic areas set out in Annex 1 of the SEA Directive<sup>9</sup>, namely *"biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage) and landscape.*

Following consultation on the draft 'Scoping Report' in 2008 and 2012 a number of amendments to the content of the SA Framework have been made to reflect representations received back from consultation bodies and other stakeholders. The changes made to the Sustainability Appraisal Framework are set out in Appendix 1. The Sustainability Appraisal Framework is set out overleaf

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<sup>9</sup> A matrix setting out the SEA topics relevant to each sustainability objective was set out at Table 2 of the Woodville – Swadlincote Town Centre Area Action Plan. Scoping Report

4.5 THE SUSTAINABILITY APPRAISAL FRAMEWORK

<b>Table 4.1</b>				
<b>Sustainability Topic</b>	<b>Sustainability Objective</b>	<b>Detailed decision making criteria</b>	<b>Detailed indicator</b>	<b>Specific Targets (where relevant)</b>
Biodiversity, Flora and Fauna*	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Will it conserve and enhance natural semi natural habitats including internationally nationally and locally designated wildlife sites, or create new wildlife habitats?	<b>Proportion of local sites where positive conservation management has been or is being implemented</b> <i>NI 197 updated annually.</i> <b>Quality of SAC/SSSIs within South Derbyshire</b> <i>(English Nature Website-updated annually)</i> <b>Number of County Wildlife Sites and Local Nature Reserves in South Derbyshire</b> <i>South Derbyshire District Council</i>	By 2020, the rate of loss of all natural habitats, including forests, is at least halved and where feasible brought close to zero, and degradation and fragmentation is significantly reduced
		Will it conserve protected species and habitats, UK and local BAP Priority Species and Habitats and enhance diversity?	Performance against Lowland Derbyshire Biodiversity Action Plan Targets <i>LDBAP Partnership</i>	Full list of targets available to view at: <a href="http://derbyshirebiodiversity.org.uk/">http://derbyshirebiodiversity.org.uk/</a>
		Will it increase National Forest tree coverage in the District?	<b>National Forest coverage within the District</b> <i>(SDDC/National Forest Company)</i>	Achieve 33% woodland planting and habitat creation across the National Forest Area
		Will it integrate new development within the setting of the National Forest?	<b>Total area of national forest tree planting secured within District (Annually) as a result of new development</b> <i>(AMR Local Indicator Data supplied by National Forest)</i>	As above
		Will it protect sites of geological importance?	<b>Number and area of RIGS within District</b> <i>(South Derbyshire District Council)</i>	--
Population and Human Health	To provide decent and affordable homes that meet local needs	Will it reduce the number of households waiting for accommodation or accepted as homeless?	<b>Number of households on the household register</b> <i>South Derbyshire District Council</i> <b>Number of people accepted as homeless (annually)</b> <b>NHS South Derbyshire Health Profile/SDDC</b>	--
		Will it increase the range and affordability of housing for all social groups?	<b>Net Additional Dwellings</b> <i>(AMR Core Indicator H2)</i>	Housing targets to be established through the LDF
		Will it improve the suitability of new homes for older and disabled people?	<b>Number of extra care homes delivered in the District annually.</b> <i>(South Derbyshire District Council)</i> <b>Net Affordable housing completions</b> <i>(AMR Core Indicator H5)</i> <b>Housing mix (new housing types)</b> <i>(AMR Local Indicator)</i>	
		Will it provide sufficient housing to meet existing and future housing need?	<b>Number of non-decent homes in District</b> <i>South Derbyshire Private Sector Housing Condition Survey (South Derbyshire District Council)</i> <b>Long term vacant dwellings</b> <i>NOMIS</i>	Housing targets to be established through the LDF
		Will it reduce the number of unfit and empty homes?	<b>Net Additional Pitches</b> <i>South Derbyshire District Council AMR Core Indicator (H4)</i>	Housing Targets to be established through the LDF
		Will it meet the needs of the travelling community and show people?		



Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Population and Human Health	To improve the health and well-being of the population	Will it improve people's health?	<b>Life expectancy at birth (male and female)</b> <i>(NHS South Derbyshire Health Profile-updated annually)</i>	--
		Will it improve accessibility to health care for existing residents (including older and disabled residents) and provide additional facilities for new residents?	<b>Number of new or improved healthcare facilities delivered annually through development</b> <i>(South Derbyshire District Council)</i>	--
		Will it promote healthy lifestyles?	<b>Number of new sports pitches or other leisure facilities delivered annually through development</b> <i>(South Derbyshire District Council)</i> <b>Physically Active Adults</b> <i>APHO Health Profile South Derbyshire updated annually</i>	By 2016 achieve a 1% point increase in adult participation of 3 x 30 minutes, (from 2005 baseline of 20.9%).
Population and Human Health	To improve community safety and reduce crime and fear of crime	Will it reduce crime and fear of crime	<b>Community Safety: Crime rates within South Derbyshire</b> <i>Police Crime Map</i>	--
		Will it reduce the number people involved in accidents?	<b>Road Safety Road injuries and deaths in South Derbyshire</b> <i>APHO Health Profile South Derbyshire updated annually</i>	--
Population and Human Health	To improve educational achievement and improve the District's skills base	Will it increase educational attainment amongst young people?	<b>Key stage 4: Percentage of school leavers achieving 5 or more grades A*-C at GCSE including maths and English</b> <i>APHO Health Profile South Derbyshire updated annually</i>	--
		Will it reduce the number of working age residents who have no, or lower level qualifications?	<b>Proportion of working age population with no, or lower level qualifications</b> <i>Nomis updated annually</i>	--
Population and Human Health	To promote social inclusion and reduce inequalities associated with deprivation across the District	Will it narrow the inequality gap between richest and poorest in the District?	<b>Index of Multiple Deprivation SOA and District level data (IMD)</b> <i>(DCLG updated periodically at irregular intervals)</i>	--
Material Assets	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Will it make access easier for those households who do not have a car?	<b>Number of settlements in District served by hourly bus and/or train services</b> <i>South Derbyshire District Council Area Profiles</i>	--
		Will it help deliver new or protect existing local services and facilities and encourage the creation of new facilities and public transport provision?	<b>Loss of local community, leisure and shopping facilities to other uses</b> <i>South Derbyshire District Council AMR Contextual Indicator.</i>	--

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Material Assets	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Will it minimise the impact of traffic congestion on the strategic and local road network?	<b>Traffic Counts on selected strategic roads in the District</b> <i>DFT updated annually</i> <a href="http://www.dft.gov.uk/traffic-counts/download.php">http://www.dft.gov.uk/traffic-counts/download.php</a>	
		Will it increase the proportion of journeys using modes other than the car?	<b>Journey to work by mode</b> <i>ONS Census Data - updated decennially</i>	--
		Will it make the best use of other infrastructure which serves new development	<b>TBC</b>	--
Material Assets	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Will it encourage the creation of new businesses and existing businesses to grow?	<b>Percentage change in the total number of VAT registered businesses in the District</b> <i>NOMIS, Labour Market Profile</i>	--
		Will it reduce unemployment rates overall and reduce disparities which exist across different parts of the District?	<b>Unemployment by ward</b> <i>Derbyshire County Council Monthly unemployment bulletin</i>	--
		Will it encourage economic diversification?	<b>Proportion of the District Employed in key sectors</b> <i>(NOMIS, Labour Market Profile for South Derbyshire – updated annually)</i>	--
Material Assets	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	Will it improve average incomes within the District?	<b>Average income within the District by place of work</b> <i>(ONS Annual Survey of Hours and Earnings (ASHE – updated annually)</i>	--
		Will it ensure the provision of an adequate supply of employment land and protect existing viable employment land sites?	<b>Total additional land and floor space developed by type</b> <i>SDDC AMR Core Indicator (BD1) - updated annually</i> <b>Total available employment land and floor space by type</b> <i>SDDC AMR Core Indicator (BD3) - updated annually</i> <b>Losses of employment land</b> <i>SDDC AMR Local Indicator (BD3) - updated annually</i>	Employment land targets to be established through the LDF
		Will it help support and encourage the growth of the rural economy?	<b>Total additional floorspace and land developed</b> <i>(South Derbyshire District Council)</i>	--
Material Assets	To enhance the vitality and viability of existing town and village centres	Will it improve existing shopping facilities within Swadlincote, Melbourne and larger villages?	<b>Total amount of retail floor space (by type) in Swadlincote Town Centre</b> <i>South Derbyshire District Council AMR Core Indicator (BD3)- updated annually</i> <b>New retail space developed within villages</b> <i>South Derbyshire District Council to be collected as part of Annual Monitoring</i> <b>Loss of shops and other retail businesses to other uses</b> <i>South Derbyshire District Council</i> <b>Vacancy rates in Swadlincote Town Centre</b> <i>South Derbyshire District Council</i>	--

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Material Assets	To improve the quality of new development and the existing built environment.	Will it improve the quality of new development?	<b>Number of homes completed annually meeting BfL12 Diamond Standard</b> <i>To be established as a South Derbyshire District Council AMR local Indicator</i>	--
		Will it provide opportunity to use locally available natural resources or materials?	<b>Locally available aggregate resources</b> <i>Derbyshire County Council Local Aggregate Assessment (updated annually)</i>	--
Soil, Water and Air	To minimise waste and increase the reuse and recycling of waste materials	Will it lead to the reduced consumption of materials?	<b>Residual Household waste per household</b> <i>South Derbyshire District Council AMR local Indicator</i>	--
		Will it increase waste recovery and recycling?	<b>Percentage of household waste sent for reuse, recycling or composting</b> <i>South Derbyshire District Council AMR local Indicator</i>	Recycling and composting of household waste to reach 40% by 2010, 45% by 2015 and 50% by 2020 (national target)
		Will it reduce the proportion of waste sent to landfill?	<b>Municipal waste landfilled</b> <i>South Derbyshire District Council AMR local Indicator</i>	By 2013 to reduce the amount of biodegradable waste land filled to 80% of what it was in 1995. (National target)
Soil, Water and Air	To promote sustainable forms of construction and sustainable use of natural resources	Will it promote the implementation of sustainable construction techniques?	<b>Proportion of new homes built to level 3, or higher of the Code for Sustainable Homes per annum</b> <i>South Derbyshire District Council: To be inserted as a local indicator into the AMR from April 2010.</i>	--
		Will it help reduce the need for land won primary minerals including sand and gravel?	<b>Annual Aggregate usage</b> <i>Derbyshire County Council Local Aggregate Assessment (updated annually)</i>	Target to be established through Minerals Local Development Framework
		Will it help ensure that water resources are used efficiently?	<b>Water Usage per capita within Severn Trent and South Staffordshire Water Resource Areas</b> <i>STW and SS websites</i>	--
Soil, Water and Air	To reduce water, light, air and noise pollution	Will it reduce water pollution?	<b>Number of planning applications granted contrary to Environment Agency advice on water quality</b> <i>South Derbyshire District Council AMR local Indicator</i> <b>Annual average (mg/l) Orthophosphate in Selected watercourses in District</b> <i>Environment Agency updated annually</i>	<b>Target</b> 0.06mg/l on River Mease 0.12 mg/l on other watercourses (Targets taken from Derby HMA outline WCS)
		Will it reduce light pollution?	<b>Number of light pollution complaints received per 1000 residents</b> <i>(South Derbyshire District Council to be collected as part of Annual Monitoring)</i>	--
		Will it improve air quality?	<b>Population living within Air Quality Management Areas within the District</b> <i>South Derbyshire District Council AMR local Indicator</i>	--
		Will it reduce noise pollution?	<b>Number of noise pollution complaints received per 1000 residents</b> <i>(South Derbyshire District Council to be collected as part of Annual Monitoring)</i>	--
Soil, Water and Air	To minimise the irreversible loss of undeveloped (greenfield) land	Will it reduce the loss of agricultural land to new development?	<b>Proportion of homes built on Greenfield land</b> <i>South Derbyshire District Council AMR Core Indicator (H3)- updated annually</i> <b>No of redundant building bought back into use</b> <i>South Derbyshire District Council</i> <b>Proportion of long term vacant dwellings in the District</b> <i>Neighbourhood Statistics</i>	60% of homes to be built on green field sites (national target)

Sustainability Topic	Sustainability Objective	Detailed decision making criteria	Detailed indicator	Specific Targets (where relevant)
Soil, Water and Air	To reduce and manage flood risk and surface water runoff	Will it reduce the impacts of flood risk?	<b>Number of Planning Permissions granted contrary to Environment Agency advice on fluvial flooding.</b> <i>SDDC AMR Core Indicator (E2)- updated annually</i> <b>Number of Planning Permissions granted contrary to Lead Local Flood Authority advice on surface water flooding.</b> <i>(South Derbyshire District Council)</i> <b>Number of existing properties within the Environment Agency's flood risk areas</b> <i>(South Derbyshire District Council)</i>	No applications to be granted contrary to EA advice.
		Will it reduce surface water run off within the District?	<b>Proportion of new development/dwellings incorporating Sustainable urban drainage techniques</b> <i>(SDDC collected as part of Annual Monitoring for RSS8)</i>	--
Climatic Factors	To reduce and manage the impacts of climate change and the District's contribution towards the causes	Will it reduce the causes of climate change?	<b>Carbon dioxide emissions within the scope of influence of local authorities (previously NI 186)</b> <i>DECC – updated annually</i>	20% of energy from renewable sources by 2020
		Will it provide opportunity for additional renewable energy generation capacity within the District?	<b>Renewable Energy Capacity within the District</b> <i>SDDC AMR local Indicator- updated annually</i>	To achieve 15% of energy consumed by 2020 (national target)
Cultural Heritage (including architectural and Archaeological Heritage)	To protect and enhance the cultural, architectural and archaeological heritage of the District	Will it protect and enhance, the setting of historic, cultural, architectural and archaeological features in the District?	<b>Number of listed buildings or structures in South Derbyshire</b> <i>SDDC AMR Local Indicator – updated annually</i> <b>Heritage at risk</b> <i>SDDC AMR Local Indicator – updated annually</i> <b>Number of Conservation Areas within South Derbyshire</b> <i>SDDC AMR local indicator – updated annually</i>	Target 100% of Conservation Areas to have an up to date* character appraisal and management Plan. * less than 5 years old.
Cultural Heritage (including architectural and Archaeological Heritage)	To improve access to the cultural heritage of the District for enjoyment and educational purposes	Will it improve access to the public and the understanding of the District's historic and cultural facilities?	<b>Proportion of Conservation Areas with an up to date character appraisal and management plan</b> <i>SDDC AMR local indicator – updated annually</i>	100% of conservation areas to have an up to date character appraisal
Landscape	To conserve and enhance the District's landscape and townscape character	Will it reduce the amount of derelict degraded and underused land within the District?	<b>Proportion of new development on PDL</b> <i>SDDC AMR Local Indicator – updated annually</i> <b>Amount of land on districts NLUD database</b> <i>SDDC AMR Local Indicator – updated annually</i>	60% of homes to be built on green field sites
		Does it respect and protect existing landscape character?	<b>The proportion of housing completions on sites of 10 or more) which have been supported, at the planning application stage by a landscape character assessment</b> <i>(SDDC to be collected as part of Annual Monitoring)</i>	--
		Will it protect and create open spaces, landscape features, woodlands, hedges and ponds?	<b>Number of planning application leading to a loss of open spaces</b> <i>SDDC AMR local Indicator - updated annually</i>	--

\* Biodiversity, Flora and Fauna\* including Geodiversity, Geology Geomorphology.

Source: SDDC updated Scoping Report 2012

## SECTION 5: LOCAL PLAN BROAD OPTIONS APPRAISAL

What the SEA Directive Requires:

The environmental [Sustainability Appraisal] report... shall be prepared in which the likely significant effects on the environment<sup>10</sup> of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described and evaluated (Article 5)

An outline of the reasons for selecting the alternatives dealt with, a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information

Having defined the Sustainability Appraisal Framework the Authority sought to outline its vision for inclusion in the Local Plan. The first iteration of a Plan vision was included in the 2009 Issues and Ideas Consultation. This vision, together with responses to this consultation assisted in the identification of a first iteration of Local Plan Objectives first published in the Issues and Alternative Options Consultation (2010). Both the vision and the Plan Objectives have been refined overtime to reflect input from the consultation events and where relevant the outcomes of this Sustainability Appraisal. A copy of the responses received back by the Authority on the Vision and Plan Objectives and how these comments have been reflected in the final vision and plan objectives is set out at Section 1 of this report is available to view in the Council's draft consultation statement which is available on our website.

### 5.1 **COMPATIBILITY OF THE LOCAL PLAN OBJECTIVES AGAINST THE SUSTAINABILITY OBJECTIVES.**

Government guidance on Sustainability Appraisal emphasises the importance of compatibility analysis as part of the appraisal process. By comparing the objectives set out in the Local Plan with those set out in the Sustainability Appraisal we can ensure that wherever possible the Local Plan will deliver 'sustainable development' and will not have unforeseen negative impacts on the people, economy or environment of South Derbyshire. This is because where conflicts arise as a result of inconsistent Sustainability Appraisal and Plan Objectives changes to the Plan objectives themselves, or to the ways the Plan is implemented can help resolve any conflicts.

It should be noted, however, that the 'plan objectives' set out in the Local Plan, are distinct from the sustainability objectives (set out in the SA Framework set out earlier in this report) although in some cases there may be significant overlap between them.

The following table (table 5.1) sets out the findings of the appraisal of the Local Plan objectives against the SA objectives. Further information regarding identified conflicts is then set out in table 5.2 together with consideration of how any conflicts can be best resolved.

<sup>10</sup> including issues such as biodiversity, population, human health, fauna, flora, water, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interaction between the above factors; (these effects should include secondary, cumulative, synergistic, short medium and long-term, permanent and temporary, positive and negative effects. (SEA Directive Annex 1)

	To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change and reducing waste and pollution.	To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities	To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	To ensure our communities can be safe, clean, vibrant, active and healthy	To ensure sustainable, living and working urban and rural communities	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	To ensure the social, physical and green infrastructure needed to support strong growth levels is provided at an appropriate time and accessible to our communities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District.	To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations	To enhance and develop the role of Swadincote town centre and its wider urban area as a focus for living, working, shopping and leisure	To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	✓	--	?	?	✓	?	?	✓	✓	✓	?	--	?
to provide decent and affordable homes that meet local needs	✓	✓	✓	✓	✓	✓	X	✓	?	✓	✓	✓	✓
to improve the health and well-being of the population	✓	✓	✓	✓	✓	✓	✓	✓	--	✓	--	--	✓
to improve community safety and reduce crime and fear of crime	✓	✓	--	--	✓	✓	✓	--	--	--	✓	--	✓
to improve educational achievement and improve the District's skills base	--	✓	✓	--	--	--	--	✓	--	✓	--	--	--
to promote social inclusion and reduce inequalities associated with deprivation across the District	--	✓	✓	✓	✓	✓	✓	✓	--	?	--	?	--
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✓	✓	✓	✓	✓	?	✓	✓	--	✓	?	✓	✓
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	✓	✓	?	✓	✓	?	✓	✓	--	✓	✓	✓	✓
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	✓	--	✓	✓	--	✓	✓	✓	X	✓	?	✓	--

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✓	--	✓	✓	--	✓	?	✓	X	✓	?	✓	--
to enhance the vitality and viability of existing town and village centres	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	--
to improve the quality of new development and the existing built environment	✓	✓	--	✓	✓	--	✓	✓	✓	✓	✓	--	--
to minimise waste and increase the reuse and recycling of waste materials	✓	--	--	✓	--	--	--	✓	✓	?	?	--	--
to promote sustainable forms of construction and sustainable use of natural resources	✓	--	✓	✓	--	✓	✓	--	?	✓	✓	--	--
to reduce water, light, air and noise pollution	✓	--	X	X	?	?	✓		✓	✓	?	X	✓
to minimise the irreversible loss of undeveloped (greenfield) land	✓	--	--	--		?	?	--	?	--	✓	?	✓
to reduce and manage flood risk and surface water run-off	✓	--	--	✓		--	--	✓	✓	✓	?	--	✓
to reduce and manage the impacts of climate change and the District's contribution towards the causes	✓	--	✓	✓	--	?	✓	✓	✓	✓	--	✓	✓
to protect and enhance the cultural, architectural and archaeological heritage of the district.	✓	--	X	X	✓	?	--	--	✓	✓	?	?	--
to improve access to the cultural heritage of the District for enjoyment and educational purposes	✓	✓	✓	?	✓	✓	--	--	✓	✓	?	?	--
to conserve and enhance the District's landscape and townscape character	✓	--	X	X	--	--	--	✓	✓	✓	?	?	✓

## 5.2 Compatibility of the Local Plan Objectives and the Sustainability Objectives

As indicated in table 5.1, above, there are a number of draft Plan Objectives which perform relatively poorly in terms of sustainability. In particular, new employment development and the provision of new housing could give rise to increased levels of pollution, particularly in existing urban areas, and could have a negative impact on landscape and townscape character as well as the cultural, architectural and archaeological heritage of the district.

In addition, objectives in the Local Plan to ensure sustainable living and working urban and rural communities could also conflict with sustainability objectives to protect local landscape and the wider countryside. Similarly, providing more homes within or on the edge of rural communities could conflict with objectives to reduce the need to travel. Full consideration of these issues is set out below:

<b>Table 5.2 Draft Plan Objectives which Conflict with Sustainability Objectives</b>		
<b>Sustainability Objective</b>	<b>Draft Plan Objective</b>	<b>Comment</b>
to provide decent and affordable homes that meet local needs	To reduce the need to travel and to encourage travel by sustainable modes of transport, providing access to jobs, shopping, leisure, services and facilities from all parts of the District.	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. The provision of new housing to meet the needs of existing communities (including those in the District's more rural areas) will therefore lie at the heart of the Local Plan. However, directing new housing to more accessible rural locations, or to villages with a good level of local service provision could help reduce the significance of any potential conflict.
to achieve sustainable and stable levels of economic growth and maintain economic competitiveness	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	Evidence collected to inform the preparation of the Local Plan indicates that the District has a relatively small workplace workforce and is reliant on manufacturing for many of its jobs. Growth may not be wholly compatible with the Plan Objective to respect local landscape character, culture and heritage. The conflict between growth and environmental protection is flagged up further below
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To respect and enhance the varied character, landscape, cultural, heritage and natural environment of our fast growing District	The diversification of existing urban and rural communities could conflict with objectives to respect local landscape character, culture and heritage. However directing new growth to parts of the district where landscape and cultural impacts can be reduced (as the local landscape or townscape is less sensitive) and the further mitigation through the inclusion of appropriate landscaping, screening and heritage protection and design policies in the Plan could help reduce the likely significance of impacts.
to reduce water, light, air and noise pollution	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	These objectives could conflict where new development is bought forward without sufficient safeguards being adopted to minimise likely water, air, noise and light pollution. Changes to the draft Plan Objective to include a requirement respects environmental limits and safeguards natural resources inserted. However it already stipulates the need for 'sustainable' growth. However the draft Plan should include requirements to minimise the environmental impacts of new commercial and industrial developments through appropriate measures to limit pollution and other emissions. Possibly through the inclusion of an amenity and water quality policy within the Plan.
to reduce water, light, air and noise pollution	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	These objectives could conflict where new development is bought forward without sufficient safeguards being adopted to minimise likely water, air, noise and light pollution. No changes to the draft Plan Objective are proposed as it already stipulates the need for 'sustainable' growth. However the draft Plan should include requirements to minimise the environmental impacts of new housing development through appropriate measures to limit pollution and other emissions. Possibly through the inclusion of an amenity and water quality policy within the Plan.
to reduce water, light, air and noise pollution	To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure	These objectives could conflict where new development in Swadlincote Town Centre is bought forward without sufficient safeguards being adopted to minimise likely water and air emissions and to reduce noise and light pollution. Impacts could be mitigated through careful site selection and the inclusion of requirements to minimise the environmental impacts of new developments through appropriate measures to limit pollution. Possibly through the inclusion of an amenity policy within the Plan.
to protect and enhance cultural, architectural and archaeological heritage of the district.	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	The Plan objective to deliver economic growth could erode the architectural and archaeological heritage of the District. In this case the Plan Objective may not be wholly compatible with the Sustainability Objective. However objectives to encourage economic growth will need to take priority and impacts lessened by directing new growth to areas where architectural, cultural and heritage impacts are less likely and can be reduced through appropriate mitigation. For example by the inclusion of landscaping, screening, heritage protection and design policies within the Plan. In addition changes to the Plan Objective have been included in response to this appraisal to include a requirement for growth which respects environmental limits and safeguards natural resources.
to protect and enhance cultural, architectural and archaeological heritage of the district.	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. Housing delivery to meet identified need will be central to the delivery of the Plan and forms the key component of it. However in order to ensure inappropriate impacts on heritage features do not arise the Plan will need to allocate strategic growth to locations which have environmental capacity to accommodate growth (for example away from area of heritage restraint) and



		include appropriate mitigation necessary to minimise the effects of development on heritage for example through the inclusion of a heritage protection policy within the Plan.
to conserve and enhance the District's landscape and townscape character	To enable and support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources	The Plan objective to deliver economic growth could erode the architectural and archaeological heritage of the District. In this case the draft Plan Objective may not be wholly compatible with Sustainability Objective. However objectives to encourage economic growth will be central to the plan. The Plan will therefore need to target new economic development growth to areas where significant architectural cultural and heritage impacts are not likely and can be further reduced through appropriate landscaping, screening and design policies. These could be required through the Plan. In addition the Plan Objective has been amended to include a requirement respect environmental limits and safeguards natural resources.
to conserve and enhance the District's landscape and townscape character	To ensure the District's housing stock is decent, suitable and affordable, meets community need and balanced with access to employment opportunities	Key issues which need to be tackled through the Local Plan include the need to deal with a growing and ageing population and the high cost of housing in the District. These objectives could conflict where new housing development is bought forward in areas most sensitive to development in landscape and townscape terms. No changes to the draft Plan Objective are proposed as it already stipulates the need for 'sustainable' growth. However the draft Plan should steer growth to low sensitivity areas and include requirements to minimise the environmental impacts of new housing development through the inclusion of appropriate landscaping and design policies.

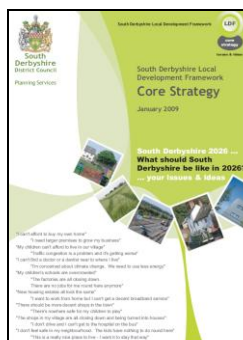
Overall it was concluded the proposed Plan objectives and Sustainability Objectives were broadly compatible, although a small number of conflicts were recorded. These tended to be between objectives to deliver housing and employment growth and objectives to safeguard the natural and built environment. In order to address these conflicts, changes either to the wording of the draft Plan Objectives or the need for careful site selection or the inclusion of specific requirements in any draft policy in the plan have been identified.

### 5.3 IDENTIFYING AND DEVELOPING THE BROAD STRATEGIC OPTIONS

To date the Council has identified and refined the strategic options for delivering its Local Plan through five principal stages of public consultation. These are:

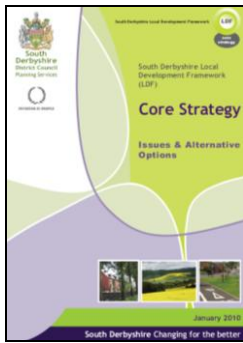
- South Derbyshire Local Development Framework Core Strategy - Issues and Ideas (January 2009)
- South Derbyshire Local Development Framework Core Strategy - Issues and Alternative Options (January 2010)
- South Derbyshire Local Framework Core Strategy - Neighbourhood Planning (Spring 2011)
- Derby Housing Market Area - Options for Housing Growth (July 2011)
- South Derbyshire Preferred Growth Strategy (October 2012)

In addition the Draft Local Plan (which represents the sixth consultation on the scope and content of the Draft Plan will set out a refined strategy for growth. A summary of the consultation documents produced to date is listed below:



#### South Derbyshire Local Development Framework Core Strategy - Issues and Ideas

The purpose of this document was to set out a vision of how the District would look in the future. It identified locally specific issues concerning a range of planning related topics including: housing, transport and travel, employment, climate change and environmental conservation and asked a range of questions concerning future development and growth issues in South Derbyshire.



## South Derbyshire Local Development Framework Core Strategy - Issues and Alternative Options

The purpose of this document was to build on the comments received during the Issues and Ideas consultation. It included an up dated vision and a set of draft Plan Objectives and outlined a range of key issues facing the district (these being based on the key issues identified in the Sustainability Appraisal Scoping Report). This document also outlined the main Plan options which are considered in more detail below.

## South Derbyshire Local Framework Core Strategy - Neighbourhood Planning.

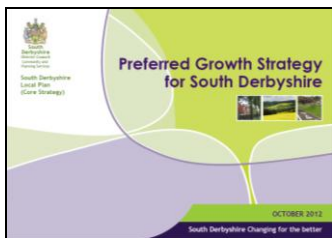


The purpose of this round of consultations was to respond to the localism agenda and identify infrastructure and other planning issues within local communities. The Council's Area Profiles, which sought to identify locally specific issues for a range of broad areas across the District, were launched during this consultation and provided the basis for local discussions at a number of drop-in events undertaken across the District).



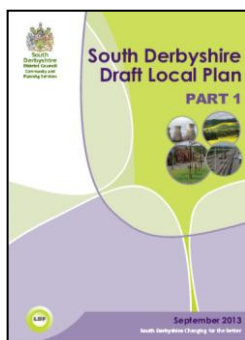
## Derby Housing Market - Options for Housing Growth

The purpose of this round of consultation was to set out options for growth following the anticipated revocation of the Regional Plan which set out specific top down housing targets and detailed the broad locations where most growth would need to be located in South Derbyshire.



## Preferred Growth Strategy for South Derbyshire

This document set out a draft housing requirement for the period to 2028 and the Councils preferred and 'not preferred' sites housing sites together with strategic employment Development and the retention of greenbelts within the District.



## South Derbyshire Draft Local Plan (Part 1)

This document sets out an updated housing requirement, the proposed location of housing and employment sites and the potential locations of a reserve housing site together with a suite a policies to control new development to 2028. This Sustainability Appraisal accompanies this document.

### 5.4 Background on the Strategic Options Appraisal

There were no broad options identified during the 'Issues and Ideas' consultation in 2009, as this sought to focus on the development issues to be addressed through the Local Plan (Core Strategy), rather than the options available to address them. As such it was the 'Issues and Alternative Options' document published in January 2010 that for the first time sought to identify the issues the Plan would seek to address and the broad options for

addressing these issues. However, this consultation was undertaken within the context of the East Midlands Regional Plan, which set out a clear framework for growth in South Derbyshire specifying both the amount of housing growth required in the District and the general distribution of that growth.

A complete list of the issues considered in the Issues and Alternative Options and the Options for Housing Growth Consultation Document is set out below:

### **OVERALL GROWTH OPTIONS**

How Much Housing Growth in the Derby Housing Market Area

How Much Employment Land in the Derby HMA

### **WHERE SHOULD GROWTH BE PROMOTED?**

#### **The Derby Urban Area**

Housing Options (around Derby)

Housing Delivery Options (around Derby)

Employment Land Options (around Derby)

Transport Options (around Derby)

#### **Swadlincote, the Villages and Other Rural Places**

Housing Options

Sub-Options for Directions of Growth in Swadlincote

Employment Land Options (away from Derby)

Transport options (away from Derby)

Regeneration in Swadlincote and Woodville

### **STRATEGIC DISTRIBUTION (LOGISTICS) FACILITIES**

Strategic Distribution Facilities

### **THEMED OPTIONS**

Design Excellence

Renewable Energy and Sustainable Construction

Water and Flood Risk

Water Supply

Waste and Surface Water

Affordable Housing

Housing Densities, Mix and "Town Cramming"

Special Areas of Housing Need

Town Centres and Retailing

Infrastructure

Following the change of administration in 2010, it became clear that it was the intention of the Coalition Government to revoke the Regional Plan and place greater powers with Local Authorities and communities in developing local planning policy. In seeking to address this new localism agenda the District Council organised a further round of consultation and published a set of Area Profiles (which are available to view on the Council's website) to give local residents further opportunities to discuss issues affecting their area and feed comments into revised options concerning the scale and distribution of housing growth in South Derbyshire. These options were then presented in a Housing Market Area – wide document in Summer 2011 and looked specifically at two issues:

- The level of growth that should be planned for in the absence of Regional Plan requirements
- The distribution and general locations of future housing

The broad options identified concerning housing growth and distribution superseded those identified in the Issues and Alternative Options Consultation. This report therefore relates to the housing growth and distribution options expressed in the Summer 2011 consultation document or any subsequent options identified as a result of the Housing Requirements Study which have been consulted upon during subsequent consultations. In addition a

further housing requirement figure tabled by a consortium of developers as a response to the Preferred Growth Strategy in 2012 is also assessed within this report.

Under the government's Localism Agenda there is greater opportunity to distribute housing growth more flexibly throughout the District. As such, whereas in the 2010 Issues and Alternative Options consultation on housing distribution separated distribution on the southern edge of Derby from housing distribution in the remainder of the District, the summer 2011 consultation sought to look at the issue of housing distribution across the whole District. This recognised that there might be a greater role for some rural villages, or even new settlements to meet the District's housing need. However in order to assess the relative sustainability of the broad rural areas identified as being potentially suitable for development, this SA report presents a general review of the likely performance sites ranging from of urban extensions to large village sites.

In summary therefore, the up to date and complete list of issues for which the Council has sought to identify broad strategic options is as follows:

### **OVERALL GROWTH OPTIONS**

- 1 How Much Housing growth?
- 2 How Much Employment Land in the Derby HMA?

### **WHERE SHOULD GROWTH BE PROMOTED?**

#### **Distributing Growth**

- 3 Housing Distribution – South Derbyshire

#### **The Derby Urban Area**

- 4 Housing Delivery Options – Single or Multiple Locations (around Derby)
- 5 Sub-Options for Directions of Growth (around Derby)
- 6 Employment Land Options (around Derby)
- 7 Transport Options (around Derby)

#### **Swadlincote, the Villages and Other Rural Places**

- 8 Sub-Options for Directions of Growth – Swadlincote
- 9 Sub-Options for Directions of Growth - Rural Areas
- 10 Employment Land Options (away from Derby City)
- 11 Transport options (away from Derby City)
- 12 Regeneration in Swadlincote and Woodville

### **STRATEGIC DISTRIBUTION (LOGISTICS) FACILITIES**

- 13 Strategic Distribution Facilities

### **THEMED OPTIONS**

- 14 Design Excellence
- 15 Renewable Energy and Sustainable Construction
- 16 Water and Flood Risk
- 17 Water Supply
- 18 Waste and Surface Water
- 19 Affordable Housing
- 20 Housing Densities, Mix and "Town Cramming"
- 21 Special Areas of Housing Need
- 22 Town Centres and Retailing
- 23 Infrastructure
- 24 Green Belt

Where further issues and options that need to be subject to SA are identified, we will update the appraisal work and this report to ensure that their performance can be appraised ahead of submission of the Local Plan.

A full list of the Broad Options identified and the assessment of their likely performance against the Sustainability Appraisal Framework is set out in the remainder of this Chapter.

## 5.5 UNDERTAKING THE SUSTAINABILITY APPRAISAL OF THE BROAD STRATEGIC OPTIONS

During the Sustainability Appraisal, the broad options identified in the Issues and Alternative Options Consultation and Preferred Growth Strategy were considered against the sustainability objectives and decision-making criteria set out in the updated SAF (Table 4.1 above). And whilst the impacts of the options are only explicitly scored against the Sustainability Objectives (this is consistent with best practice guidance issued by the Planning Advisory Service) – the detailed decision making criteria (or sub objectives) were considered by the planning team during the appraisal work in order to tease out key impacts of identified local significance in a consistent manner. A full list of detailed decision making criteria can be viewed in the Sustainability Appraisal Framework.

Figure 5.1: An example of a completed Sustainability Appraisal table.

Surface Water		
Issue 18 – Waste and Surface Water		
<b>Local Plan Approaches:</b> <b>Surface Water Option 1: Business as Usual</b> Seek sustainable urban drainage systems wherever practicable in accordance with the National policy (BUA)		
<b>Surface Water Option 2: Higher Standards:</b> Specification of high environmental standards relating to surface water management		
<b>Summary of initial appraisal work:</b> See commentary at end of this schedule		
SA Objective	Option 1	Option 2
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS in accordance with best practice could also improve biodiversity on site. Impacts would be positive and of minor to moderate significance.	New development would increase surface water generation and foul water generation and could contribute towards diffuse and point source pollution in the districts rivers. The provision of SUDS, which policy would require to mimic natural systems could improve biodiversity on site and would apply to all sites rather than just the largest developments. Impacts would be positive and of minor to moderate significance.
to provide decent and affordable homes that meet local needs	-- No significant impact identified	X The cost of developing complex SUDS systems beyond requirements set out in national policy and guidance and the cost of managing these could reduce developer contributions available to deliver affordable housing. The extent of any impact is uncertain but the direction of impact is likely to be negative.

In appraising the broad options for each of the issues included in the Issues and Alternative Options Consultation and the Preferred Growth Strategy the likely performance of the options have been recorded in terms of:

- The direction of impact (whether impacts are positive or negative)
- The significance of impacts (whether impacts will have a minor, moderate or major impact)
- The duration of impact (whether impacts are likely to be short medium or long term, temporary or permanent)

Initial appraisal work considering secondary, cumulative or synergistic impacts are set out in Section 8 of this report.

Detailed appraisals relating to each broad option are set out on the Councils website and will be published alongside this interim SA report for information (See Appendix 4). The broad options appraisals are summarised within section 5 of this report (together with additional information such as indicative mitigation measures which could be adopted to increase the benefits of the option and avoid or reduce any adverse effects.

In order to allow a quick comparison of the performance of each broad option they are 'scored' and colour coded as follows:

✓✓	Major beneficial effect
✓	Minor / Moderate beneficial effect
--	Neutral/no effect
X	Minor / Moderate undesirable effect
XX	Major undesirable effect
?	Uncertain effect

It should be noted, however, that SA is only a tool. It does not make decisions about whether a specific policy approach should be pursued. Inclusion of an SA objective or sub-objective (e.g. on reducing car usage) does not rule out certain types of development (e.g. development in areas where there is no public transport provision). Instead, it ensures that decisions on the options or policies to be included in the Local Plan are fully considered and decisions are made in full knowledge of their likely consequences.

This section also includes a summary of consultation responses received during the Issues and Options Consultation, whether or not options could affect areas of particular environmental sensitivity and a justification of which broad option is 'preferred' by the Authority. It also documents any technical issues or uncertainties associated with the appraisal work where these exist.

Following on from Section 5 which reviews the Broad Strategic Options, the Preferred Options are then reviewed in greater detail in Section 6. This predicts the likely effects of the preferred option and where appropriate identifies measures to improve the environmental, economic or social performance of the preferred option and where mitigation is identified seeks to make a judgment about the likely residual impacts of implementing the preferred option, (i.e. the Local Plan).

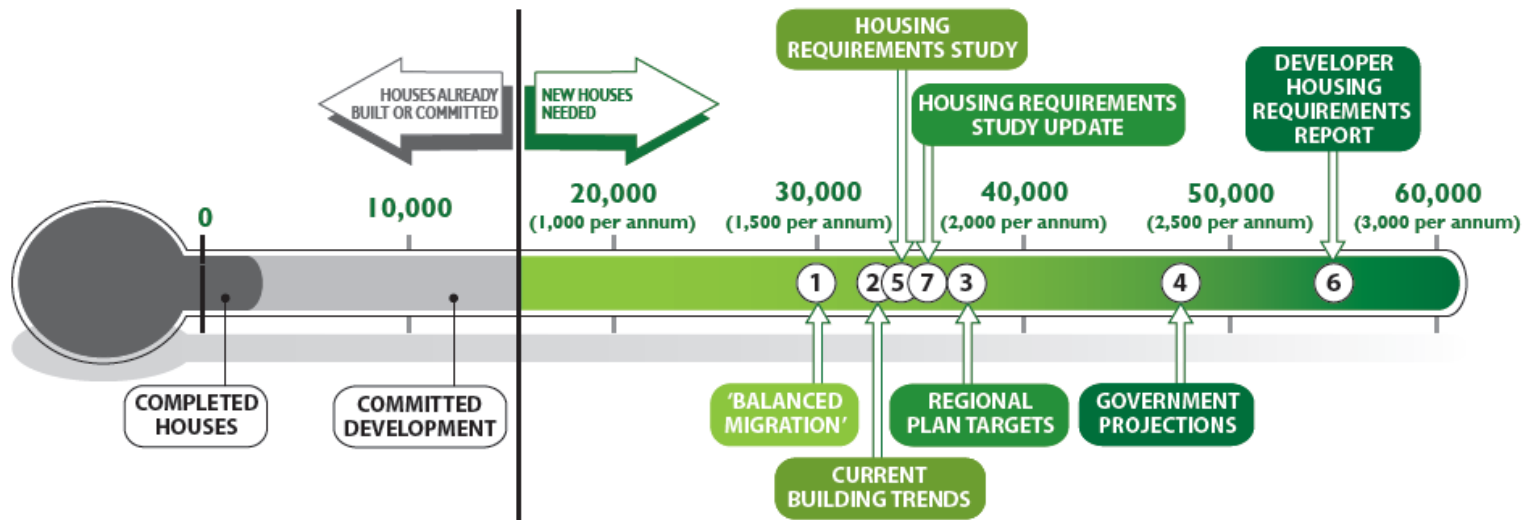
A final section (Section 8) then considers the preferred options in combination with each other before going on to consider the likely effects of the Plan in combination with other Plans and Strategies (including the Land Use Plans of Neighbouring Authorities).

### 5.5.1 ISSUE 1: The AMOUNT OF HOUSING GROWTH FOR SOUTH DERBYSHIRE

Overall options for growth in the Derby Housing Market Area were consulted upon in the July 2010 Issues and Alternative Options Consultation, the Derby Housing Market Area – Options for Housing Growth (Spring 2011) and the Preferred Growth Strategy (PGS) consultation undertaken Autumn 2012.

In reality the number of new homes required are not distinct options, but rather a continuum of different housing growth options as illustrated in figure 5.2 below.

Figure 5.2: Housing Number Options Appraised



Source South Derbyshire District Council 2013.

To allow appraisal the Council identified a total of four options during the 2011 consultation as well as a further option during the PGS consultation. (Options set out in the July 2010 consultation predates the government’s announcement to abolish the Regional Plan and have been superseded by later options consultations). A sixth option has also been ‘tested following the submission of a joint response by Pegasus Group on behalf of a number of house builders and developers in response to the PGS. A seventh option which is the housing requirement included in the Draft Local Plan Consultation in September 2013, has also been tested following an update to the Derby Housing Market Area Housing Requirements in 2013. The options for growth appraised by the Authority are as follows:

1. Balanced Migration
2. Continuing to build homes at recent levels
3. Meeting the Regional Plan's target
4. Higher Migration.
5. HMA Housing Requirements Study recommendation (2012 Study)
6. Housing Requirements identified by Consortium of Developers (submitted by Pegasus Planning)
7. Updated HMA Housing Requirement (2013)

### **Summary of Responses**

In total 96 responses in respect of this issue were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Options 1 and 4. Broadly speaking around 20 respondents supported each option with support for option 1 predominantly coming from individual residents or community groups such as parish councils and Option 4 being supported mainly by developers and house builders or agents acting on behalf of developers. In response to the 'Preferred Growth Strategy' 224 responses were received concerning the proposed scale of growth. Of these 106 consultees considered that housing requirements were too high (based on 12,700 homes). Forty two consultees considered that housing requirements were about right, whilst 41 considered that they were too low and would not meet objectively assessed need. An option for elevated levels of housing provision of between 2,500 – 3,000 new homes per year (or 55,000-60,000 homes across the HMA over the Plan period) has subsequently been appraised in response to the identification of a proposed housing requirement identified by a consortium of developers.

### **What May Happen if the Plan is Not Prepared**

Baseline data indicates that housing delivery in the District is subdued and insufficient homes have been constructed in recent years, especially around the southern edge of Derby City. The District currently does not have a five year supply of housing, although is partly due to a number of large development sites in the District being stalled due to economic conditions or site viability issues. Since 2008 1,756 homes have been built in South Derbyshire, although there remains a healthy supply of sites with planning permission having been granted for a further 5,200 homes.

Without a Plan setting out a strategic approach to housing allocations, planning applications and growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year housing land supply. Where housing provision fails to meet the five year supply requirement any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Planning Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand within specific communities as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. Without adequate up front allocation of preferred sites it may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.



### **The Characteristics of the District Likely to be affected by Housing Growth**

The delivery of new homes will increase pressures on wastewater and water supply infrastructure, the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development will also lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of countryside.

### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

New housing development could lead to further deterioration of water quality within the River Mease Special Area of Conservation (SAC) or other surface waters due to an increase in point source and urban diffuse pollution associated with development. Growth in some locations could undermine the integrity of SAC which is protected under the Habitat Regulations. Large scale growth could also undermine water quality in respect of objectives included in the Water Framework Directive. The significance of impacts could be controlled through the careful siting, design and implementation of development. In addition growth, particularly on the periphery of Derby City or Burton on Trent could lead to deterioration in air quality within designated Air Quality Management Areas. However the extent of any impacts would again be dependent on the location and detailed implementation of new development. Housing development in South Derbyshire will not have any impact on sites protected pursuant to the Bird's Directive.

In addition, the development of new housing on a large-scale could lead to increases in waste generation; the emission of climate change gases and increased noise and light pollution within and adjacent to existing built up areas. Development will also lead to the loss of greenfield (agricultural land) due to the lack of brownfield sites. Depending on location, new development could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the district's cultural heritage (including listed buildings and conservation areas), but could offer potential to improve access to such features and on a limited number of sites.

In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents. However it will also increase pressure on existing social infrastructure such as schools, doctors and community facilities so will need to provide additional facilities where needs cannot be accommodated by existing facilities. New housing provision will also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

## Summary of Broad Options Appraisal:

Housing Growth Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education, employment, food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
<b>Option 1:</b> Balanced Migration	?	XX	XX	?	?	XX	?	?	XX	XX	✓	?	X	?	X	XX	--	X	?	?	X
<b>Option 2:</b> Current Building Trends	?	X	X	?	?	X	?	?	--	--	✓	?	X	?	X	XX	--	X	?	?	X
<b>Option 3:</b> Regional Plan Targets	?	X	X	?	?	X	?	?	--	--	✓	?	X	?	X	XX	--	X	?	?	X
<b>Option 4:</b> Government Projections	?	✓✓	✓✓	?	?	✓✓	?	?	✓✓	✓✓	✓✓	?	X	?	X	XX	--	X	?	?	X
<b>Option 5:</b> Housing Requirement Study (2012)	?	X	X	?	?	X	?	?	✓	✓	✓	?	X	?	X	XX	--	X	?	?	X
<b>Option 6:</b> Housing Requirements of the Derby HMA (Pegasus Group)	?	✓✓	✓✓	?	?	✓✓	?	?	✓✓	✓✓	✓✓	?	XX	?	XX	XX	--	X	?	?	X
<b>Options 7</b> Updated Housing Requirement Study Update (2013)	?	✓✓	✓✓	?	?	✓✓	?	?	✓	✓✓	✓	?	X	?	X	XX	--	X	?	?	X

All options were judged likely to have uncertain impacts against SA objectives to protect the natural environment, improve community safety, improve educational performance, improve access to local services and facilities, protect cultural and heritage features and improve access to the district's cultural heritage. This is because the exact nature of impacts was considered to be most significantly affected by the exact location of development and how schemes will be designed and implemented rather than the overall amount of housing proposed.

Generally it was considered that low growth options (options 1, 2, 3, 5) would have less of an impact on the environment (in terms of resource efficiency, climate change, increasing pollution and conserving the district's landscape), although these options performed relatively poorly in respect of economic objectives, delivering sufficient housing and addressing deprivation.

Higher growth options (options 4 and 6) performed well against objectives to deliver housing, improve and health and wellbeing, promote social inclusion and improving the quality of new development. These options also performed well against economic objectives. However higher growth was considered likely to have more significant impacts on the natural environment for example through increased greenfield losses, increased waste generation, and increased likelihood of pollution.

Option 7 would perform strongly against objectives to provide housing, improve health and well-being and promote social inclusion as it would meet the district's objectively assessed housing need. Similarly this option is considered likely to perform positively against SA objectives to achieve stable and sustainable growth, diversify and strengthen local economies and enhance the vitality and viability of local town and village centres as growth would be set at levels sufficient to ensure some in-migration into the District which could support existing businesses as well as town and village centres. This option is identified as likely to give rise to negative impacts in respect of objectives to minimise waste; reduce pollution; minimise use of greenfield land, reduce climate change impacts and conserve landscape and townscape character. However, given that growth levels are only around 15% higher than long-term development levels and remain similar to levels which have been subject to scrutiny through the (now revoked) Regional Plan's Strategic Environment Assessment (SEA), it was considered that there is likely to be environmental capacity to accommodate this level of growth in South Derbyshire without significant effects on the environment.

### **Preferred Option**

**Option 7 has been selected as the preferred housing growth requirement to be included in the South Derbyshire Local Plan.** This option equates to a housing requirement of 673 dwellings per year (or 13,454 homes over a twenty year planning period from 2008). Higher levels of growth may be undeliverable due to market conditions and in any case could represent an increase in housing stock in the District of over 50% (for option 6) over existing levels between now and 2028. This level of growth over a relatively short timeframe may not be sustainable given identified infrastructure and environmental constraints identified in review of the baseline. Growth at a higher level would be likely to have a greater negative impact on the natural and cultural environment of the District but could perform more positively in respect of social and economic objectives as set out above.

In contrast lower growth levels are unlikely to accommodate sufficient homes to deliver the aspirational rate of economic growth in the Derby HMA and accommodate in migration that this economic growth would generate. Development at suppressed levels would have uncertain effect in terms of social objectives and negative impacts in respect of economic and environmental objectives (although environmental impacts would be less significant than higher growth options).

Option 7 would have a more balanced impact on the District. It would perform positively in respect of social and economic SA objectives and negatively in respect of environmental objectives included in the SA framework. However negative impacts are likely to be less significant than higher growth proposals. A housing requirement of 673 dwellings per annum whilst challenging, is considered deliverable by the Council because it is based on an objective assessment of need and is evidence based and at a rate similar in magnitude (i.e. 15% higher) to historic levels of growth in South Derbyshire. A more detailed Assessment of the Council's Preferred Housing Requirement Option is set out in Chapter 6 of this report.

## **5.5.2 ISSUE 2: HOW MUCH EMPLOYMENT LAND GROWTH**

This is an overarching option, which deals with the amount of new employment land required in the Derby Housing Market Area (HMA) up to 2028. In total three broad options were identified and consulted upon in the January 2010 Issues and Alternative Options Consultation including:

1. Trend - Based Growth
2. Below Trend Growth or Reduced Supply
3. Above Trend Growth

### **Summary of Responses**

Together these represent low, medium and high growth options. Option 1 would be the business as usual (BAU) option; with HMA employment provision based on a continuation of past development trends. Overall 118 responses were received from consultees on this issue and no additional broad options were identified. However, one stakeholder considered that employment growth should be linked with overall housing growth in order to ensure the creation of balanced communities. The Authority has sought to achieve this by commissioning consultants responsible for the Housing Requirement Study to identify employment requirements necessary to support growth and indicate the distribution of employment land based on housing growth.

### **What May Happen if the Local Plan is Not Prepared**

The rate of starts and completions on employment sites with the District remains at a relatively low level, reflecting the continuation of poor economic conditions. At the present time, plots remain at four sites allocated for employment use in South Derbyshire as well as a number of smaller windfall sites throughout the District. However remaining sites are unlikely to be sufficient to ensure an adequate supply of employment land to meet the Districts long term needs to 2028. The Derby HMA Employment Land Review suggests that it may be necessary to identify a total of 273ha of employment land to meet the needs of the HMA over the Plan period. Of this around 154ha will need to come forward in the Derby Urban Area and 53 hectares is required in the remainder of South Derbyshire.

Without a Plan setting out a strategic approach to employment site allocations, planning applications and growth would continue to be determined having regard to national policy. Any applications for business and employment development that may be submitted to the Authority would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need was established. In such circumstances the Planning Authority would be unable to plan economic development strategically and might not be able to deliver new employment sites and business parks in locations where demand existed as the focus would be on ensuring adequate supply rather than

planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning were fully delivered to local communities. Further the ability of developers to deliver sufficient employment sites consistently throughout the plan period might also be frustrated without the adequate allocation of preferred employment sites.

#### **The Characteristics of the District Likely to be affected by Employment Growth**

The delivery of new employment sites will increase pressures on wastewater and water supply and road infrastructure. It could also affect air and water quality as well as local amenity (as a result of odours, noise, dust or light pollution). Large scale employment growth would also lead to the loss of green field sites and could potentially affect local landscape, townscape and cultural heritage features.

#### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

New employment development could lead to further deterioration of water quality within the River Mease Special Area of Conservation (SAC) or other surface waters due to an increase in point source and urban diffuse pollution associated with commercial development. Growth in some locations could undermine the integrity of SAC which is protected under the Habitat Regulations. Large scale growth could also undermine water quality in respect of objectives included in the Water Framework Directive. The significance of impacts could be controlled through the careful siting and implementation of development. In addition growth, particularly on the periphery of Derby City or Burton on Trent could lead to deterioration in air quality within designated Air Quality Management Areas (either directly through regulated emissions to air or indirectly as a result of traffic generation). Commercial development in South Derbyshire will not have any impact on sites protected pursuant to the Bird's Directive. The extent of any impacts would be dependent on the location and detailed implementation of new development.

The development of new commercial development could also lead to increases in waste generation; the emission of climate change gases and increased noise and light pollution within and adjacent to existing urban areas. Development will also lead to the loss greenfield sites (agricultural land). Depending on location, new development could have a detrimental impact on protected or locally important habitats and species or geological sites, although no sites will be located on or immediately adjacent to statutory wildlife sites such as Sites of Special Scientific Interest. Major growth in sensitive locations could also have a detrimental impact on the district's cultural heritage (including listed buildings and conservation areas), but will offer potential to improve access to such features.

In respect of the population effects the provision of significant new employment land will provide further business accommodation and hence jobs to meet the needs of the rapidly growing population in South Derbyshire and could support the diversification and continued expansion of businesses in South Derbyshire.

## Summary of Broad Options Appraisal

How Much Employment Land Growth?	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Trend Based Growth	?	✓	--	?	✓	✓	✓	?	✓	✓	?	✓	X	--	X	X	?	?	?	?	X
Option 2: Below Trend Growth	?	✓	--	?	✓	✓	✓	?	✓	✓	?	✓	X	--	X	X	?	?	?	?	X
Option 3: Above Trend Growth	?	✓	--	?	✓	✓	✓	?	✓	✓	?	✓	X	--	XX	XX	?	?	?	?	XX

Option 1: The performance of this option is based on the continued delivery of around 8.2ha of employment land per annum (delivered between 2002-12) within the District over the plan period. This option generally performed well in terms supporting socio-economic objectives and in particular could support sustainability objectives to improve skills, local access to jobs and tackling social inclusion and deprivation. It performs strongly against objectives to strengthen the District's economy and facilitating economic growth. Performance against environment objectives was generally considered to be negative in respect of loss of greenfield land, pollution related impacts, climate change impacts and landscape effects. Uncertain effects were considered likely in respect of SA objectives to protect local biodiversity and townscape and cultural heritage.

Option 2 (below trend growth) could reduce the positive effects of development in respect of social and economic objectives but would see impacts on the natural environment lessened.

Option 3 would see greater negative environmental impacts but could offer greater social and economic benefits and could provide greater employment land choice to businesses in the District.

### Identification of the Preferred Employment Growth Option

**Option 2 has been selected as the Preferred Employment Growth Option to be included in the South Derbyshire Local Plan.** The Council are seeking to allocate a total of 53ha of employment land. The GL Hearn Employment Land Study (Update) indicates that there is a need for between 69-91ha of employment land over the Plan Period. It is considered by the Authority that seeking to maintain historic delivery

rates, or even increase delivery further could lead to a significant over provision of land within the District and this could undermine the delivery of employment land in Derby City or even undermine the deliverability of sites especially given demographic trends, which indicate an aging population (and increasing proportion of residents beyond working age) and the shift away from traditional B1, B2 and B8 uses with greater levels of employment in other sectors such as services and construction. However to provide flexibility the Council is also looking to include a number of safeguarded or exceptions sites which could come forward where specific needs arise.

On balance therefore, and based on evidence within the employment land review and update the Council has identified Option 2 as its preferred option.

### **5.5.3 ISSUE 3: HOUSING DISTRIBUTION OPTIONS – SOUTH DERBYSHIRE**

Overall options for growth in the Derby Housing Market Area were consulted upon in the July 2011 'Options for Housing Growth Consultation'. The now deleted Regional Plan sought to focus the majority of development in and around the City of Derby and Swadlincote. Previously the Regional Plan provided only limited flexibility to where new growth could be located.

On this basis, no alternative options had been identified for the level of growth required in the Principal Urban Area (i.e. adjoining Derby City) during the Issues and Alternative Options Consultation' (as the Local Plan was required to be in 'general conformity' with the Regional Plan which specified the quantity of growth necessary in this area). Within the remainder of the District a number of delivery options had been identified concerning growth. These included:

- Swadlincote focused Growth
- Swadlincote and Limited Development in Named Villages
- Swadlincote and Maximum Development in Named Villages
- Swadlincote and Drakelow

Having reviewed these options in light of the revocation of the Regional Plan, it became clear that it was necessary to reconsult on the broad growth distribution options available across the whole District in order to reflect the greater flexibility to locate development in locations other than those required in the Regional Plan. In light of this a new set of broad options were identified as follows:

1. Concentrate Most Development In and Adjoining Derby City
2. A Greater Role for Other Towns -
3. A Greater Role for Rural Settlements –
4. Housing Distribution Option 4: New Settlement(s)

Option 1, would represent the Business As Usual (BAU) Scenario, with most growth being located within or on the edge of Derby City with some strategic levels of growth accommodated in Swadlincote. Option 2 would see less significant growth on the edge of Derby with growth instead focused mainly on Swadlincote (with only modest levels of growth in villages to meet local need). Option 3 would see the District's villages accommodate maximum growth. A fourth option to locate strategic growth in a new settlement was also identified.

### **Summary of Responses**

Overall 103 responses were received concerning distribution options for new housing. Of these Options the most supported were options 1 and 2 (27 and 33 responses respectively), closely followed by Option 3 (22 responses). Only 11 people considered that growth should be targeted to a new settlement. Mostly respondents had no firm views as to where a new settlement could go although a small number of consultees highlighted sites at Drakelow; around Hilton and Swadlincote or close to strategic road junctions. A number of consultees had sought to identify further alternative options including;

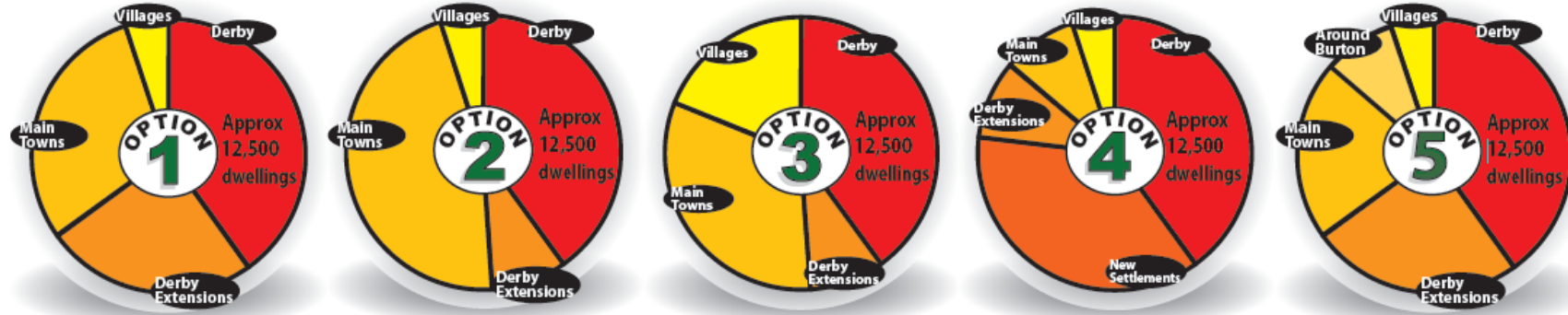
- No more development;
- Develop on brownfield sites ahead of greenfield sites
- Development around Burton on Trent.

Clearly the purpose of the Plan is to coordinate the development needs of the District and based on an objectively assessed need of local housing requirements, there will continue to be growth in the local population and therefore providing for no housing development is not a realistic option for the Plan. Further since there is already a significant pipeline of sites with planning permission in South Derbyshire (Currently around 7,100 dwellings) clearly it would not be possible to stop all future growth even if no development is allocated through the Plan. As such whilst a reduced housing delivery option may be realistic, a no more development option is not. In respect of prioritising development on brownfield land all options identified in this section assume that brownfield land is prioritised and vacant dwellings reduced to a minimum in line with national policy objectives. As such it is not considered necessary to appraise this option. However it is accepted that further residential development could be distributed around Burton on Trent beyond that already consented (planning permission was granted for a large housing site at Drakelow in 2012). Accordingly following the close of the 2011 Housing Growth consultation an appraisal of development sites put forward through the SHLAA around Burton has been undertaken. In short therefore a total of 5 Housing Distribution options have been appraised as follows:

1. Concentrate Most Development In and Adjoining Derby City
2. A Greater Role for Other Towns -
3. A Greater Role for Rural Settlements –
4. Housing Distribution Option 4: New Settlement(s)
5. A Greater Role for Burton on Trent



Figure 5.3 shows the various options for the distribution of Housing Growth.



For illustrative purposes, proportions approximate only.

### What May Happen if the Local Plan is Not Prepared.

In recent years most new development has come forward on allocated sites in Hilton, Church Gresley and Woodville. The area profiles for Hilton and Woodville note that population growth in these areas has been 72% and 60% respectively since 2001, whilst growth in Swadlincote has been around 10% since 2001 (although the majority of this growth has occurred on Castleton Park - Church Gresley). At a District level population growth has stood at 14% over the past ten years according to ONS 2010 mid-year population estimates making South Derbyshire the fastest growing District in the East Midlands and 13<sup>th</sup> fastest growing district in England and Wales.

Since 2009 planning permission has also been granted for three large development, and one small development site on the edge of Derby. These sites are located at Highfields Farm (up to 1200 homes), Stenson Fields (487 homes), Primula Way, Stenson, (145 homes) and Boulton Moor (1058 homes). A further planning permission was recently granted for 2,239 dwellings at Drakelow Park, near Burton upon Trent. In short therefore most growth in South Derbyshire delivered under the previous Local Plan was focussed on the settlements of Swadlincote and Hilton, whilst more recently the focus of residential growth in South Derbyshire has shifted towards extensions to large urban areas located immediately outside of the District (i.e. Derby City and Burton). Whilst these large sites have yet to deliver significant quantities of new homes, building has recently commenced on the Stenson Fields site. It is expected that development on sites will commence and in most cases finish during the Plan Period (although the scale of the site at Drakelow means that development on this site is likely to run beyond the Plan period).

Given that there is currently a pipeline of in excess of 7,100 homes which benefit from permission (of which around 6,200 are expected to be delivered during the Plan Period) clearly even without a plan it is likely that significant residential development will continue to come forward on committed sites. Delivery, over the long term could be at levels well below the requirement identified in a recently completed study that

identifies the need for the completion of 673 homes per annum in South Derbyshire. However, without a Local Plan setting out a strategic approach to housing, planning applications and growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year deliverable supply of dwellings. Where housing provision fails to meet the five year supply any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand or need on the ground as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. A lack of sufficient supply may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

### **The Characteristics of the District Likely to be affected by Housing Delivery**

The delivery of new homes will increase pressures on wastewater and water supply infrastructure, the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development will lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of countryside. New development would also give rise to landscape impacts on the urban or settlement fringe, as well as potential impacts on local heritage assets, especially in the District's villages, (although the extent of any impact would be based on the characteristics of individual sites and how sites are built out). Development of new sites could also have townscape impacts (particularly adjacent to existing built development or on previously developed sites within existing settlements).

### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

Significant and long-term development within the catchment of the River Mease Special Area of Conservation (SAC) in some parts of the far south of the District could lead to further deterioration of water quality as a result of foul or urban diffuse discharges within the catchment. Elsewhere large scale housing growth could impact on water quality in other river catchments which are not meeting Water Framework Objectives in respect of water quality including the River Trent and Derbyshire Derwent. Significant growth on the edge of Derby could impact on air quality management Areas (AQMA) located on the southern edge of Derby City especially where growth in South Derbyshire acts in combination with long-term housing growth in Derby City. Similarly growth around Burton on Trent could exacerbate air quality in AQMA around St Peters Bridge. New Housing development in South Derbyshire, irrespective of location, would not have an impact on any sites protected pursuant to the 'Birds Directive'.

The distribution of new housing on a large-scale could increase noise and light pollution within and adjacent to existing urban areas or communities, the chosen housing distribution strategy could also affect local landscape and townscape character although such impacts will be partially dependent on the precise location, scale design of any site. Development will also lead to the loss of greenfield (agricultural) land owing to the fact limited brownfields site remain within the district. Depending on location development could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in some near urban locations, or within existing settlements could also lead to the loss of archaeological heritage or have a detrimental impact on the District's cultural heritage including listed buildings and conservation areas.

In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents and in some case residents from surrounding areas. However it could also increase pressure on existing social infrastructure such as schools, doctor's surgeries and community facilities. New housing provision will also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

### Summary of Broad Options Appraisal

Housing Distribution Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1 Concentrate development to land adjoining Derby	X	✓✓	✓✓	✓	?	✓	✓	✓	✓	✓	✓	✓	?	--	X	XX	--	X	?	?	X
Options 2 A greater role for other towns	X	✓✓	✓✓	✓✓	?	✓	✓	✓	✓	✓	✓	✓✓	?	--	X	X	--	X	?	?	X
Option 3: A greater role for rural settlements	X	✓✓	✓✓	✓✓	?	✓✓	✓✓	✓	✓	✓	✓	✓✓	?	--	XX	X	?	XX	?	?	X
Option 4: New Settlement	X	✓	?	X	?	?	?	XX	✓	?	XX	?	?	--	?	XX	?	?	?	?	?
Option 5: A greater role for Burton on Trent	X	✓✓	✓✓	✓	?	✓	✓	✓	✓	✓	X	✓	?	--	X	XX	--	X	?	?	X

Options 1-3 would perform positively against SA social and economic objectives. In contrast it was considered these options would perform poorly in respect of SA objectives to protect and enhance biodiversity; reduce pollution; minimise greenfield losses and reduce and manage the impacts of climate change and conserve the Districts landscape and townscape character. Uncertain effects were considered likely in respect of SA objectives to improve educational achievement; minimise waste; reduce and manage flood risk; protect and enhance cultural heritage and access to cultural heritage features.

Option 4 was generally considered to perform less well against the SA objectives identified. In particular this option performed poorly in respect of SA objectives to safeguard biodiversity; improve community safety; make best use of existing infrastructure; enhance the vitality and viability of existing town and village centres; improving the quality of the existing built environment and minimising greenfield losses. However impacts against most SA objectives were uncertain as it is considered that the exact nature and scale of any impact from the creation of a new settlement would be largely dependent on the final location of the settlement together with its final design and scale of any scheme.

Option 5, generally performed as Options 1-3 however connectivity to sites to both Swadlincote and Burton on Trent is relatively poor despite its near urban location. For this reason it is not likely that development in this location would be able to support the vitality and viability of Swadlincote town centre compared to urban extensions to Swadlincote itself and moreover should very large scale growth be proposed could undermine the ability of the plan to fulfil its vision and objectives to regenerate Swadlincote and reinforce the role and services offered in the town.

#### **Identification of the Preferred Housing Distribution Option**

**The Council has identified Option 1 as its preferred growth strategy.** Put simply this consists of concentrating most development across the HMA within and adjoining Derby City. This will mean that of the 35,354 homes to be located in the HMA, 54.0% or 19,115 will be located within and adjoining the city. In respect of South Derbyshire itself, of 13,454 homes proposed within the District just over 45% could be as urban extensions to Derby City located in South Derbyshire. Around a fifth have already been built, have permission or will be found on small sites in locations throughout the District away from Derby City, just over a tenth could be on new sites located in and around Swadlincote, and around a further tenth will be on a single large brownfield urban extension to Burton on Trent at Drakelow Park which has already been granted permission. The remainder could be located in specified rural villages (Hatton, Hilton, Repton, Aston and Etwall and included in the Part 1 Local plan) with the remainder (around 5% of the total housing requirement) to be located in villages to be identified through the Local Plan Part II. The housing target identified in the plan represents a floor rather than a ceiling. As such growth over the plan period could be beyond the 13,454 homes required.

Previous consultations have explored the extent to which we should promote growth in urban areas where most services and facilities exist, or alternatively a more dispersed pattern of development. We have also consulted on building a completely new settlement as an option to meeting housing needs. We have therefore considered a broad spectrum of options going much wider than the Regional Plan's strategy of "urban concentration".

All options have advantages and disadvantages. Having considered people's views, a strategy for meeting needs in a way which most closely supports regeneration and prosperity in each of the City, town and village locations is recommended. For South Derbyshire, this means Option 1 has been selected as the preferred strategy for growth. This option:

- Will help meet the needs of the City of Derby and providing choice for South Derbyshire residents to live within easy reach of the City. This will assist in the sustainability of services and facilities in the City and ensure a substantial number of new households are within easy reach of a range of employment opportunities; and
- Will allow a significant level of growth to support strong growth and regeneration in and around Swadlincote; and
- Will allocate notable levels of development in those key villages where there would be distinct community benefits in doing so and other locations which would secure the sustainable re-use of previously developed land, such as at Drakelow Park (adjacent to Burton on Trent); and
- Would allow notable growth in other villages and smaller rural settlements throughout South Derbyshire on a scale appropriate to their size, role and characteristics on the basis of a settlement hierarchy allowing for regeneration where necessary.

Whilst Option 2 (a greater role for Swadlincote) could perform better against a number of SA objectives than Option 1, most of these benefits would be derived from the delivery of a single site between Woodville and Swadlincote. The development of this site could provide an opportunity to secure the construction of a new regeneration route bypassing an existing roundabout which is subject to high levels of congestion during peak times. It would also allow townscape improvements to a significant area of the town and could facilitate the reuse of a poorly restored minerals site. However, evidence has indicated that the very high levels of growth in Swadlincote associated with Option 2 may not be deliverable due to a lack of capacity in local infrastructure. In particular schools and local road capacity could constrain growth and evidence gathering and discussions with the local education authority and transport authority are on-going. In addition the Burton - Swadlincote Greenbelt, could also constrain expansion of the town to the west, whilst the District boundary with North West Leicestershire would constrain growth to the south. Given the above the constraints, it is not considered that very high levels of growth could take place in Swadlincote in the Plan period. However, the Council's Preferred Growth Strategy would still make provision for significant growth in the town in addition to existing permissions, which have yet to be built out.

Option 3 (a greater role for rural settlements) could result in significant impacts on schools, transport infrastructure and other local services and facilities where very large scale growth is pursued. However, the Council's preferred growth strategy does acknowledge that there may be specific communities that could benefit from growth. Under the Council's preferred growth strategy smaller scale growth would still take place in key villages on a scale appropriate to their size, role and characteristics. It is assumed that a minimum of 600 new homes would be delivered by such small scale growth across local villages, with the location of these being set out in the Local Plan Part 2. However in combination with sites earmarked for growth in the Part 1 Local Plan village development over the plan period would be 1700 new homes (in addition to around 450 homes which are established commitments likely to come forward by 2028). Based on this level of provision village growth for the remainder of the Plan period would be comparable with the past 5 years of delivery.

Option 4 (a new settlement) has been discounted due to relatively poor performance of this option against the SA framework and the lack of community support identified through consultation. This option would not make the best use of existing infrastructure and would have to be delivered alongside substantial new infrastructure. It is unclear whether the scale of growth proposed would be sufficient to deliver the necessary transport infrastructure, open space, schools, and other social infrastructure needed to support a new community. In addition, no suitable location for a new settlement has been identified through consultation.

Option 5 (around Burton on Trent). A recent planning permission for around 2,239 homes at Drakelow Park will provide opportunity to regenerate this large, mainly brownfield site. This site is expected to deliver up to 1280 homes over the Plan Period. The Council does not consider it appropriate to identify additional strategic sites adjacent to Burton in the Winshill area during the plan period due to the poor connectivity of sites to Burton and Swadlincote and the likely effects of additional large-scale growth in combination with development proposed in Burton on Trent by East Staffordshire Borough Council.

#### **5.5.4 ISSUE 4: HOUSING DEVELOPMENT OPTIONS IN THE DERBY URBAN AREA – SINGLE OR MULTIPLE SITES**

This is a strategic option considering whether the Plan should seek to concentrate growth in a single or limited range of locations around Derby, or whether it would be preferable to pursue a more dispersed pattern of growth. In total two options were identified and consulted upon in the 2010 'Issues and Alternative Options' Consultation. These are as follows:

1. Multiple Locations
2. Single Location

Historically growth adjacent to the Derby Urban Area has been dispersed across multiple locations (for example large sites with planning permission are located at Highfields Farm (Littleover), Stenson Fields (near Sinfin), Sunny Hill (near Littleover) and Boulton Moor (Boulton). This dispersed option therefore represents the business as usual (BAU) scenario and would continue into the future due to the dispersed nature of existing commitments and their scale. Nonetheless the Plan could seek to target all additional growth requirements in a single location, for example to allow the Authority to ensure a critical mass of development in a single location sufficient to support major infrastructure investment.

##### **Summary of Responses**

Overall 104 responses were received from consultees on this issue and no additional broad options were identified. A number of applicants considered that development should be focussed on locations where there were brownfield sites present or in 'sustainable locations'. In addition a number of consultees highlighted the need to locate new development in the least disruptive locations.

##### **What May Happen if the Local Plan is Not Prepared**

There have been a total of 8 homes completed in the Derby Urban Area since 2006, against an annual requirement of 320 homes required by the Regional Plan, until its revocation in April 2013. In order to ensure the delivery of the homes required on the edge of Derby a conjoined inquiry was held in 2008 to establish which of five large scale housing proposals should be granted permission to ensure that the District Council could meet its short term housing requirements. In total three greenfield sites (Boulton Moor, Highfields Farm and Stenson Fields

Farm) were granted planning permission in January 2009. Together these sites have identified sufficient land to deliver 2,758 dwellings. A further greenfield site for 145 homes at Primula Way (Sunnyside) was granted permission in 2012. Of these sites building has started on only one, Stenson Fields. This site is likely to record its first completions shortly.

Currently the District Council does not have a five year supply of new homes. Since 2006 only 3016 dwellings have been completed in South Derbyshire against the Regional Plan requirement of 4,200. This represents a shortfall in delivery of 1,184 homes. If this backlog is to be delivered over the next five years this would increase the housing requirement which was specified through the Regional Plan by an additional 237 homes per annum. Added to this, the Council is required to make provision for a further 20% increase in housing provision beyond that required by the Regional Plan in accordance with guidance in the National Planning Policy Framework due to historic under delivery of homes. Taken together this means the Authority has a requirement to deliver 957 homes per annum. Against this target the District Council has 2.63 years supply of housing land.

In the absence of a five year supply of housing and without a Local Plan setting out a strategic approach to housing, planning applications and growth will continue to be determined having regard to national policy, specifically the need to maintain a five-year deliverable supply of dwellings. Whilst the Council does not have a five year supply any applications submitted to the Authority will need to be considered on their merits and appropriate sites released. In such circumstances, however, the Authority will be unable to plan housing delivery strategically and may not be able to deliver new homes based on actual demand or need on the ground as the focus is on ensuring adequate supply rather than planning for growth in a coordinated way. In addition, without a plan, it would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities. A lack of supply may also frustrate the ability of developers to deliver adequate numbers of new homes consistently throughout the plan period.

#### **The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.**

New housing development in the Derby Urban Area could exacerbate existing environmental problems in respect of water quality in the Derbyshire Derwent as a result of foul flows to Derby Waste Water Treatment Works near Pride Park or as a result of urban diffuse pollution within the Trent catchment. This could affect the ability of water companies and other relevant bodies to meet strict water quality targets set out in the Water Framework Directive. In addition significant new housing development within the DUA could reduce air quality at sites within the City's already designated as Air Quality Management Areas, especially where new development increases traffic volumes on the Derby Ring Road on the southern edge of the City

The delivery of new homes will also affect the local and strategic road network, health and social care facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development could also have an impact on the landscape and green wedges on the southern edge of the City. Large Scale development would lead to the significant loss of greenfield (agricultural land) and depending on location could have a detrimental impact on protected or locally important habitats and species or geological sites (for example Sinfin Moor Regionally Important Geological Site). Major growth in some areas of the DUA could have a detrimental impact on the setting of the district's archaeological heritage (including listed buildings conservation areas or historic parks and gardens).

In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for local residents including those currently living within the City. However it would also increase pressure on existing social and physical infrastructure such as schools, doctors, community facilities, roads and sewerage infrastructure. New housing provision will support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers.

## Summary of Broad Option Appraisal

Housing Delivery Options (DUA)	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species), and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
<b>Option 1:</b> Multiple Locations	?	✓✓	✓	✓	?	✓	✓	✓✓	✓	✓	?	✓	?	X	X	?	?	?	?	?	?
<b>Option 2:</b> Single Location	?	✓	✓	?	?	X	?	?	✓	✓	?	✓	?	X	?	?	?	?	?	?	?

Both options performed similarly. They would have uncertain impacts in respect of effects on wildlife sites and biodiversity; education; the vitality and viability of local centres; reducing waste and pollution; reducing and managing flood risk; protecting and enhancing archaeological and cultural heritage and landscape and townscape impact. This is because impacts would be largely dependent on the specific locations identified for growth within these two options.

Nonetheless option 1 was considered to perform slightly better than option 2 as a dispersed pattern of growth would provide greater opportunity to provide housing choice in a variety of locations and increase opportunities for affordable housing growth across a range of locations (including those communities in Derby which are more expensive and hence less affordable). Both options were considered to perform similarly in respect of objectives to minimise greenfield land losses and reduce climate change impacts, improve health and wellbeing; achieve stable and sustainable levels of economic growth and diversify and strengthen local and rural centres.



### **Identification of the Preferred Housing Distribution Option**

Given the scale of growth which will be delivered on the southern edge of Derby, and having regard to existing commitments (large sites already granted consent around Boulton Moor, Stenson, and Littleover) **Option 1: Multiple Locations is the Council's preferred growth strategy.**

It is unclear whether promoting all new development in a single location would be deliverable. Given the scale of growth proposed, even allowing for growth already committed (around 2,900 homes across four locations) there would still be a requirement for an additional 4000 homes over the plan period to 2028. It is unclear whether a site (or number of adjacent sites) of this scale is deliverable in the current economic climate. This uncertainty would be exacerbated where further large scale growth was proposed nearby within the City. A single site would need to deliver around 260 homes per annum if it were to start immediately. This is significantly higher than past delivery rates on greenfield sites in the District. There is therefore some uncertainty about the delivery of such a large amount of growth in a single local area. In light of concerns about deliverability, it seems prudent to identify a mix of housing sites to accommodate large and small sites in a number of broad locations across the Derby Urban Area. This will help the Authority best manage supply and will bring forward sites across a range of communities to meet local need. In addition delivering growth across multiple locations on a range of different sites could make best use of existing infrastructure where capacity exists to absorb limited growth, especially early in the Plan period without burdening developers with excessive upfront costs which could threaten site viability and deliverability.

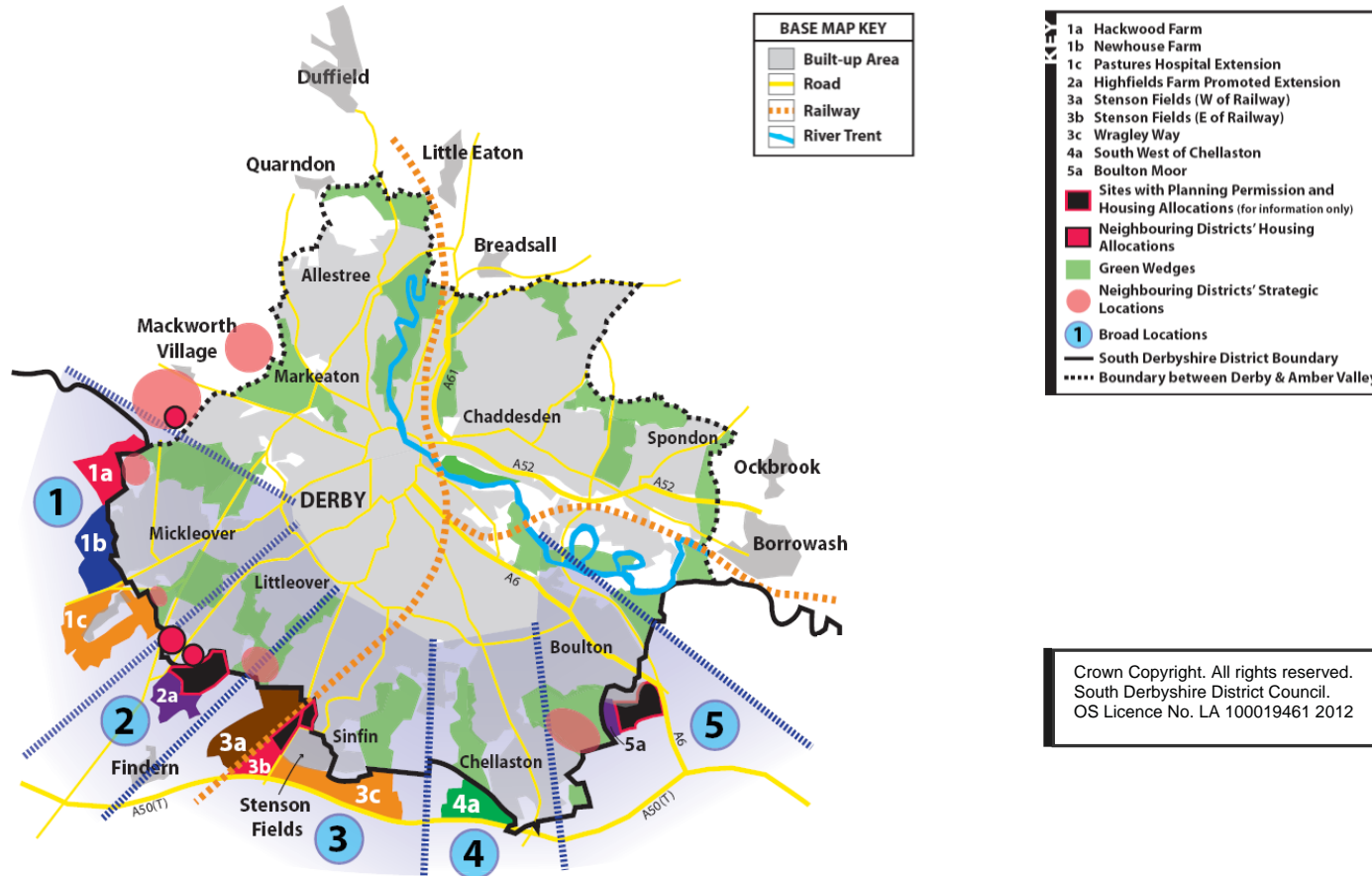
In addition option 1 also performs marginally better than Option 2 against the sustainability appraisal framework, partly because it would provide opportunities to make best use of existing infrastructure (as indicated above), but also because it would allow new housing to be spread out across a range of locations within the City providing greater housing choice to existing and future residents.

### **5.5.5 ISSUE 5: HOUSING DEVELOPMENT OPTIONS IN THE DERBY URBAN AREA - BROAD AREAS OF SEARCH**

This is a strategic option considering the potential of 5 broad areas of search on the edge of Derby City to accommodate strategic levels of housing growth. The broad areas of search are as follows:

1. The Mickleover Area
2. The Littleover Area
3. The Sinfin Area
4. The Chellaston Area
5. The Boulton Moor Area

Figure 5.4 below indicates the location of broad areas of search and their relationship with large sites with outline planning permission.



As already noted growth on the southern edge of Derby City has historically been dispersed across a number of locations (evidenced by the granting of outline planning permission for residential developments at Boulton Moor, Stenson Fields, and Highfields Farm (see illustrative map on previous page). More recently outline permission has been granted for 155 homes at Primula Way (near Sunny Hill).

### Summary of Responses

Overall 527 responses were received from consultees on this issue during the 2010 Issues and Alternative Options Consultation. A number of consultees have sought to identify alternative options including:

- to promote small scale growth on the edge of Derby
- to not provide any growth on the edge of Derby (given that three large sites were granted planning permission in 2009 and no meaningful start has been made on any them)
- to use previously developed sites ahead of greenfield sites
- to develop new homes around A50 interchanges to meet Derby City's needs
- to promote infill (including the use of green wedges) and regeneration in the City.
- to ensure coordinated growth with Amber Valley (especially concerning growth in Mackworth)

Of the proposed additional options none represent new broad strategic spatial options that should be subject to further appraisal. For example promoting different scales of growth on the edge of Derby is considered in Issue 3 (**Housing Distribution Options**). In respect of prioritising development on brownfield land all options identified in this section assume that brownfield land is prioritised and vacant dwellings reduced to a minimum (as stated in the 2011 'Housing Growth Options' Consultation). Having considered the potential option to locate growth on A50 interchanges (presumably the A50/A38, A50/A514 and the A50/A6 Spur) all of these interchanges fall within the broad areas identified in the consultation material (see map above) and as such locating development on the 'A50 interchange' scenarios are considered within the scope of this assessment.

In respect of promoting infill and ensuring coordinated growth across the southern edge of Derby, South Derbyshire District Council is working closely with partners in Amber Valley and Derby City to ensure growth is coordinated. The Local Plans of the three Authorities are broadly 'aligned' in order that cross-boundary issues can be considered through the plan-making and sustainability appraisal processes and to ensure that respective plans take account of the individual issues and preferred growth options in neighbouring areas. A 'no growth' option on the edge of Derby is not considered to represent a reasonable option given the need for growth to meet the City's needs well above the levels which can be physically accommodated in the City itself.

### What May Happen if the Local Plan is Not Prepared

Housing growth has slowed significantly in the Derby Urban Area (DUA) since the onset of the credit crunch and subsequent recession. Housing requirements in the DUA were set at 1070 dwellings per annum through the East Midland Regional Plan (now revoked) and growth levels during the 2006-07 and 2007-08 monitoring periods did, for the most part, satisfy this requirement. However since 2008 housing completions in the DUA have almost halved and remain at subdued levels. Virtually all the homes completed in the DUA have been delivered within Derby City with only 8 dwellings built in South Derbyshire, or Amber Valley despite the requirements for both Authorities to jointly deliver 350 dwellings per annum on greenfield locations adjacent to the City Boundary (320 in South Derbyshire and 30 in Amber Valley).

Based on recent evidence housing requirements in the DUA are 957 dwellings per annum. Of which 625 would need to be located in Derby City, 305 in South Derbyshire and 27 in Amber Valley.

Figure 5.5 below shows housing completions in the DUA by District

Completions	2006-07	2007-08	2008-09	2009-10	2010-11
Derby City	1052	1104	476	504	533
South Derbyshire	4	4	0	0	0
Amber Valley	0	0	0	0	0
<b>Total</b>	<b>1056</b>	<b>1108</b>	<b>476</b>	<b>504</b>	<b>533</b>

Source SDDC, DCC and AVBC Annual Monitoring Reports

In the absence of the South Derbyshire Local Plan being prepared it is likely that the housing completions in the DUA will increase from current lows to levels closer to those experienced prior to the recession. This is because Derby City's own Local Plan, will, in isolation bring forward sufficient sites within the City to accommodate around 12,500 dwellings over the Plan Period. In respect of South Derbyshire there are five sites in the DUA which are either allocated in the Adopted Local Plan (1998) or have outline planning permission for around 3,000 new homes including 2,758 at 3 sites in Boulton, Stenson and Littleover). As such it is likely that there would still be significant opportunities for growth in the short to medium term whilst these sites are built out. However, in the longer term it is unclear whether sufficient new development locations could be identified necessary to meet growth requirements, and further without the production and adoption of the Local Plan, the broad location of any additional sites necessary to meet long-term demand would be uncertain.

### The Characteristics of the District Likely to be affected by the Local Plan

The delivery of new homes will increase pressures on waste water and water supply infrastructure, the local and strategic road network, health social care and education facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development would also have an impact on the landscape on the southern edge of Derby City.

### The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.

New housing development in the Derby Urban Area would not have any impact on sites protected pursuant to the Habitats or Birds Directive. However growth, irrespective of location, is likely to lead to increase foul and urban diffuse pollution which could impact on water quality in the Derwent Derbyshire and to a lesser extent in the River Trent. Both rivers have been identified within the HMA Water Cycle Study as failing

Water framework Directive targets and there is limited capacity of receiving waters to accommodate further discharges. In addition constraints in the sewerage network in the city could lead to increased incidents of sewer overflows without additional investment to accommodate growth. Growth on the southern edge of the City in South Derbyshire could also have an indirect effect on air quality management areas designated within Derby. However impacts could be controlled through the careful design of development including measures to suppress waste water supply, deal with surface water on site and reduce reliance of residents of new homes on private car use and through reducing travel need and demand and the provision of enhanced highways capacity to ease congestion.

Growth would also place additional demand on the local and strategic road network, health, social care and education facilities, recreation areas as well as formal and informal greenspaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Development would also have local landscape and townscape impacts and depending on location could have a detrimental impact on protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the District's architectural and archaeological heritage (including listed buildings and conservation areas), particularly where new development is large-scale or difficult to screen. In respect of the population effects new urban extensions could significantly boost housing choice close to preferred site locations and could help support local businesses and district centres. An assessment of cumulative impacts of preferred sites is set out in Chapter 8

### Summary of Broad Options Appraisal

Housing Options in the DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
The Mickleover Area	X	✓✓	✓	?	?	✓	X	X	✓✓	✓	--	?	--	?	XX	XX	--	X	?	?	XX
The Littleover Area	X	✓✓	✓	?	?	✓	X	X	✓✓	✓	--	?	--	?	XX	XX	?	X	--	--	XX
The Sinfin Area	X	✓✓	✓	?	?	✓	✓	X	✓✓	✓	✓	?	--	?	XX	XX	?	X	?	?	X
The Chellaston Area	X	✓✓	✓	?	?	✓	✓	✓	✓✓	✓	--	?	--	?	X	XX	--	X	?	?	XX
The Boulton Moor Area	X	✓✓	✓	?	?	✓	✓	✓	✓✓	✓	?	?	--	?	X	XX	--	X	--	?	X

A general theme that is apparent from the appraisal of DUA sites is that firstly, many impacts are uncertain. This is because even after honing in on broad locations the performance of potential developments is not always obvious and in many instances is determined by the specific development location and how the scheme is designed and implemented. Nonetheless some differences in site performance have been identified and recorded in the following matrix. Issues where uncertainty arose included the performance of broad areas against objectives relating education; social inclusion and cultural heritage impacts.

The development of new large-scale housing on the edge of Derby performed well across all sites in respect of SA objectives to provide decent and affordable homes; improve community safety; improve health and well-being and achieve stable and sustainable levels of growth and to diversify and strengthen local urban and rural economies. All sites performed negatively in respect of SA objectives to avoid damage to wildlife and biodiversity locally, (at least in the short term), the reduction of pollution, the loss of greenfield land, the conservation and enhancement of local landscape character and the reduction and management of climate change impacts.

### **Preferred Option**

**Having reviewed the location of sites and the location of existing commitments the Council has identified four of the 5 broad locations as suitable to accommodate further growth.** These are Mickleover, Sinfyn, Chellaston and Boulton Area. Further development is not currently proposed around the Littleover area due to the scale of existing commitments on the Rykneld Road site in the City and the Highfields Farm site in South Derbyshire consented in 2009. Taken together it is likely that both sites will deliver around 2000 homes on adjacent sites and any further urban extensions in this area are unlikely to be able to make any meaningful contribution towards housing delivery to 2028 given the existence of the two, presently not started sites already available. In addition an extension to this site would also be dislocated from the urban area due to proposals to create a significant landscape buffer on the southern edge of the Highfields farm site. An extension to the consented Highfields Farm site would also encroach onto the village of Findern to the south. In respect of preferred housing sites in the Derby Urban Area these are listed more fully in Section 7 of this report.

### **5.5.6 ISSUE 6: EMPLOYMENT LAND OPTIONS IN THE DERBY URBAN AREA**

This is a spatial option, which deals with where new employment land around the DUA should be located. In total three broad options were consulted upon during the 2010 'Issues and Alternative Options' consultation:

1. Mixed Use Urban Extensions to Derby
2. Within Derby
3. Within South Derbyshire and Derby

Historically employment land provision has been largely located in Derby City. This is because locating new greenfield sites on the edge, or close to Derby City could impact on the wider regeneration of previously developed sites within the City. However, some development has taken place in South Derbyshire where this could not be accommodated within the City, or where there was a need to regenerate sites in South Derbyshire. For example Toyota Manufacturing UK at Burnaston, Dove Valley Park, Foston and Hilton Business Park, Hilton. Option 3 is therefore considered to represent the business as usual (BAU) scenario.

### **Summary of Responses**

Overall 108 responses were received from consultees on this issue. Comments included the following:

- There needs to be more employment provision closer to where people live
- Only previously developed sites should be used for new employment sites
- The plan should not seek to target employment developments to specified locations but rather development should be considered on its merits
- New employment land provision should be matched to housing growth
- All new employment developments should be properly landscaped and should seek to conserve and protect local biodiversity and amenity value.

Of the proposed additional options none represent new broad strategic options that should be subject to further appraisal. In respect of the suggested option to locate new growth close to where people live, the purpose of the plan is to deliver balanced communities. The three options identified all seek to ensure new employment is well related to new growth in and around Derby and South Derbyshire. This could

mean undertaking mixed use developments, but it could also mean locating separate employment close to, and easily accessible from, new housing sites in the DUA.

In respect of an alternative option of only considering brownfield sites, in line with national policy the South Derbyshire Local Plan will encourage the reuse of brownfield sites. However there are unlikely to be sufficient previously developed sites which could be viably developed for employment uses within, and around Derby or elsewhere in the District to fully meet the employment land requirements for the Plan Period. In addition, it will be necessary to provide a balanced portfolio of sites to business investors whose needs cannot always be met by brownfield sites alone. This issue is considered earlier in this report (Issue 2) with Option 2: 'Below Trend Growth' identified as a way of minimising pressure for development on greenfield sites. Similarly in respect of matching employment and housing growth, the amount of each type of development required is considered under Issue 1: "How much housing growth?" and Issue 2: "How much employment land?" One of the objectives of the plan is to balance housing and employment growth and the three options identified will therefore seek to achieve this.

In respect of the suggested option to not specify locations and treat all new developments on their own merits, there is a statutory requirement to prepare the Local Plan, which should include the identification of appropriate locations and policies to guide the location and design of new development. Nonetheless, it is recognised that the Plan will need to be sufficiently flexible to allow other appropriate developments to come forward outside identified strategic locations, where it can be demonstrated that there is a need for such development, or the benefits outweigh the harm, for example extensions to existing businesses.

Finally, the Plan will seek to ensure that new sites are properly landscaped and includes safeguards to protect local biodiversity. This issue is not considered however to represent a different Plan option but rather a plan objective which would apply irrespective of which option is finally carried forward into the Local Plan. Objective 9 of the South Derbyshire Local Plan seeks to *respect and enhance the varied character, landscape, cultural heritage and natural environment of our fast growing district*'. The objectors concerns are therefore addressed across all three options and will be reflected in the Plan.

### **What May Happen if the Local Plan is Not Prepared**

The current rate of starts and completions on employment sites in the DUA is relatively subdued, reflecting economic conditions nationally. At the present time there are no employment sites in the DUA in South Derbyshire. There are however employment sites close to South Derbyshire in Derby City. Within the City the Adopted Derby City Local Plan (2006) identifies around 270 hectares of available employment land. Since 2006 the completion of new employment sites has been relatively low, due to the economic recession. Given the depressed state of the commercial sector it is possible that sufficient employment land remains in both Derby City and South Derbyshire to meet demand –at least at current levels. However, if commercial completions pick up as the health of the wider economy improves remaining sites may be insufficient to ensure an adequate supply of employment land. The Derby HMA Employment Land Review suggests that it may be necessary to identify additional land measuring some 154 ha within the DUA over the period to 2028.

Without a Plan setting out the preferred approach to new employment provision, planning applications and growth will continue to be determined having regard to national policy. Where applications for business and employment developments are submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need is established. In such circumstances the Planning Authority will be unable to plan economic development strategically and may not be able to deliver new



employment sites and business parks in locations where demand exists as the focus would be on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities.

**The Characteristics of the District Likely to be affected by the Plan**

The delivery of new employment sites on the edge and close to Derby City could increase pressures on the sewerage networks and potentially the water supply network. In addition, providing land for new businesses within South Derbyshire could impact both the local and strategic road network by increasing commuting, and could have an impact on local air and water quality. Development could also lead to the loss of significant areas of greenfield land and the urbanisation of countryside and could affect sensitive townscapes or heritage features. Some types of employment uses may also give rise to impacts on existing communities in respect of noise, odour, light pollution.

**The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.**

New commercial development in the Derby Urban Area would not have any impact on sites protected pursuant to the Habitats or Birds Directive. Further commercial development within or on the edge of the City could increase foul and urban diffuse pollution which could impact on water quality in the Derbyshire Derwent and to a lesser extent in the River Trent. Both rivers have been identified within the HMA Water Cycle Study as failing Water Framework Directive targets and there is limited capacity of receiving waters (rivers) to accommodate additional waste discharges. In addition constraints in the sewerage network in the city could lead to increased incidents of sewer overflows without additional investment to accommodate growth. Growth in the DUA could also have an indirect effect on air quality management areas designated within Derby. However impacts could be controlled through the careful design of development including measures to suppress waste water supply, deal with surface water on site and reducing vehicle use and demand.

In addition commercial growth would place additional burdens on the local and strategic road network, and could affect protected or locally important habitats and species or geological sites. Major growth in sensitive locations could also have a detrimental impact on the District's architectural and archaeological heritage (including listed buildings and conservation areas), particularly where new development is large-scale or difficult to screen. In respect of the population new employment development could significantly boost access to employment opportunities and could make a modest contribution to improving wellbeing and reducing deprivation. An assessment of cumulative impacts of preferred sites is set out in Chapter 7

## Summary of Broad Options Appraisal.

Employment Land Options in the Principal Urban Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Mixed use Extensions to Derby	?	--	?	--	--	✓	✓	✓	✓✓	✓✓	?	?	?	X	X	XX	?	X	?	?	XX
Option 2: Within Derby	✓	--	?	--	--	?	?	?	✓	✓	?	--	?	X	X	✓✓	?	X	?	?	✓✓
Option 3: Within South Derbyshire and Derby	?	--	?	--	--	✓	✓	✓	✓✓	✓✓	?	?	?	X	X	X	?	X	?	?	X

### Identification of the Preferred Employment Growth Option

**Option 3 (within South Derbyshire and Derby) has been selected as the Preferred Employment Growth option to be included in the South Derbyshire Local Plan.** The Council considers it appropriate to bring forward new employment sites both on the urban edge and elsewhere in the District in order to ensure the delivery of balanced communities and to provide a choice of locations for local businesses and to reflect the location of existing commitments, which will make up a major component of future employment needs to 2028

### 5.5.7 ISSUE 7: TRANSPORT OPTIONS IN THE DERBY URBAN AREA

This is an overarching option, which deals with transport options in the Derby Urban Area. In total four broad options were identified and consulted upon in the 2010 'Issues and Alternative Options' consultation. These are as follows:

1. Minimum Intervention
2. Demand Management
3. Measures to Increase Use of Alternatives to the car
4. Highway Based Improvements

Historically a combination of demand management, measures to increase non car travel and highways based improvements have been used to mitigate impacts which arise as a result of new development both in the Derby Urban Area and elsewhere in South Derbyshire.

Overall 108 representations were received during this consultation on transport options in the DUA. Around 90% of respondents selected a single preferred approach for dealing with traffic related impacts, of which the vast majority of respondents favoured option 2 (Demand Management) and option 3 (increase alternatives to car use). However, a number of consultees suggested a further option as follows:

5. **Hybrid Option** - A further 'hybrid' option can be advanced involving elements of Options 2, 3 and 4 - as an integrated package of transport measures.

Having considered responses from a number of consultees, it is accepted that an integrated package of transport measures, which includes elements of options 2, 3 and 4 could represent a realistic broad option, and indeed reflects the Business As Usual case. This additional option has therefore been appraised through the Sustainability Appraisal process.

### **What May Happen if the Local Plan is Not Prepared**

Congestion is a problem in some parts of Derby City. Significant parts of the highway network are either at or close to capacity during the weekday morning and evening peaks, limiting the amount of traffic growth that can be accommodated during these periods. Traffic growth in the hours adjacent to the traditional peaks leads to longer periods of congestion on the network.

Congestion on the trunk road network in Derby has a significant influence upon local route choice and traffic patterns, for example, at the A38 junctions within Derby, through traffic converges with the significant volumes of local traffic resulting in congestion and recurrent delay at three at-grade roundabout junctions to the west and north of Derby city centre. The Highways Agency has proposed a scheme to grade separate these, providing significant congestion relief, but this will not be fully implemented until 2019 at the earliest.

Derby has two Air Quality Management Areas (AQMAs), which have been designated due to traffic-related emissions of nitrogen dioxide (NO<sub>2</sub>) exceeding European Union standards. These include the city's inner and outer ring roads, and a section of the A52 in Spondon. These are major routes with high volumes of traffic, which makes them difficult to manage. In regard to greenhouse gas emissions in Derby, transport and travel account for approximately 24% of the annual total.

With regard to public transport, public satisfaction with the bus services and network in Derby is high, although highway congestion results in delays in some services. There are currently two park and ride sites in operation, at Pride Park and the Meteor Centre, but the location of, and access to, these is not ideal. Rail mainly provides inter-urban travel.

Derby's compact size and relatively flat topography make walking and cycling a realistic alternative mode of transport. Cycling rates in Derby are relatively high, however in order to secure greater use, there is a need for further investment to complete a continuous network of cycle routes, and to enhance pedestrian infrastructure.

Without a Plan setting out the preferred approach to development within the Derby growth would continue to be determined having regard to national policy. Where applications for new development are submitted to the Authority, these would need to be considered on their merits, and appropriate sites released on an ad-hoc basis, dealing with the transport related impacts that those proposals generate on a case by case basis. This would make it difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning, (including

strategic improvements to the local road network and/contributions towards improvements to the Strategic Road Network and or contributions towards non-car transport), are fully delivered to nearby communities.

### **The Characteristics of the District Likely to be affected by the Local Plan**

The delivery of new homes and businesses in South Derbyshire and the City will increase pressures on the transport network by increasing the demand for travel. It will be necessary to deliver new highway infrastructure to serve proposed employment and residential sites (even if this is restricted to on site infrastructure). This could involve the loss of greenfield land, and erosion of tranquillity due to increases in road noise and street lighting. It would also increase surface water generation, hence, pluvial flood risk as well as the mobilisation of silts and fuels which could lead to deterioration in water quality. In addition, greater volumes of traffic could increase transport flows on existing roads within the city and on the strategic road network close to the City (A50, A38, A6) and could lead to increases air pollution including climate change gases such as Carbon Dioxide.

However, a number of transport options considered in this appraisal could help to minimise the need to travel and provide alternative means of transport for existing and future residents. This in turn could improve access for those without a car to shops, jobs, education, leisure and services.

### **The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.**

The identified transport options for the Derby Urban Area would not have any impact on sites protected pursuant to the Birds or Habitats Directive. Diffuse water pollution from surface runoff from roads and other transport routes could affect the ability of relevant authorities (Water Companies, the Environment Agency and Local Councils) to meet strict water quality targets set out in the Water Framework Directive. Additional measures could be necessary to reduce diffuse pollution from new roads and other development (for example through the inclusion of Sustainable Urban Drainage Schemes in new development). In addition significant growth on the edge of Derby will increase car use locally which will increase transport movements and potentially congestion in the City. This could contribute to a general worsening of air quality including on designated AQMAs on the inner and outer ring roads in the city.

Without careful design, the creation of new transport routes could increase noise and light pollution locally, as well as contribute to increased emissions of greenhouse gases. The Local Plan could also potentially increase accident rates in some areas although this would depend on the broad option selected by the Council. The construction of new transport routes or other highways improvements is also likely to lead to the loss of greenfield sites on the edge of the city. Conversely, new road and waling and cycling route provision and improvements to existing routes could enhance accessibility for existing and new communities. The provision of new public transport routes, or the strengthening of existing services, and the provision of new or improved walking and cycling routes could improve access to jobs, education, shopping, leisure and other local facilities, as well as providing safe leisure routes.

## Summary of Broad Options Appraisal

Transport Options DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Minimum Intervention	X	--	X	X	--	--	X	XX	X	X	?	--	--	X	XX	--	--	XX	--	--	X
Demand Management	✓	--	✓	--	--	--	✓	✓	?	?	?	✓	--	--	--	--	--	✓	--	--	✓
Measures to increase use of alternatives to the car	X	--	✓	--	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	✓	✓	X	X	✓✓	?	✓	?
Highways Based Improvements	X	--	XX	✓	--	✓	✓	✓✓	✓✓	✓✓	✓	--	--	XX	XX	X	X	XX	?	?	XX
Hybrid Approach	X	--	✓	✓	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	X	X	X	X	X	?	✓	XX

Option 1 (Do Minimum) has little or no impact in terms of sustainability objectives to provide decent and affordable homes; improving educational performance; promoting social inclusion; improving the quality of the built environment; reducing flood risk; reducing greenfield land losses and protecting and enhancing cultural and architectural/archaeological heritage. Negative impacts are likely in terms of biodiversity impacts, reducing crime or improving safety, improving health and wellbeing, improving accessibility and making the best use of existing infrastructure; ensuring sustainable economic growth, addressing climate change and pollution, and enhancing townscape character. This option had no positive impacts.

Option 2 (Demand Management) was considered to have generally positive or no/slight impacts against social and environmental objectives. However uncertain impacts were recorded against SA objectives to achieve sustainable and stable levels of economic growth; to diversify and strengthen local urban and rural economies and to enhance the vitality and viability of town and village centres.

Option 3 (Increasing Non-Car Travel) performs well in social and economic terms, but could have negative or uncertain impacts in terms of environmental objectives. This option performs especially well in terms of objectives to improve health and wellbeing; promoting social inclusion and improving access to facilities and reducing our contribution towards, and adapting to, climate change.

Option 4 (Highways Based Improvements) has a mixed performance against the sustainability objectives. It performs poorly against objectives to protect biodiversity; improve the health and wellbeing of local residents; the promotion of social inclusion and sustainable forms of construction; the reduction of pollution and flood risk; the minimisation of greenfield land losses and the conservation and enhancement of landscape impacts. It performs well in terms of objectives to improve accessibility, make best use of existing infrastructure, achieve stable and sustainable economic growth; diversify and strengthening the local economy and enhance the vitality and viability of existing town and village centres. Uncertain impacts were recorded against objectives to protect and enhance architectural/archaeological and cultural heritage.

#### Option 5 (Hybrid Approach)

This option would consist of a combination of Options 2, 3 and 4. This option would perform well in respect of economic and social objectives but would perform less well in respect of environmental objectives as new road building would still make up an important element of this option. As such this option would still have negative impacts in respect of objectives to avoid damage to the biodiversity; reduce pollution, minimise greenfield losses and protect townscape character.

#### **Preferred Option**

Given the scale of growth proposed on the southern edge of Derby and having regard to existing commitments (large sites already granted planning consent around Boulton Moor, Stensons Fields, Primula Way and Highfields Farm) **Option 5: A Hybrid Approach including elements of Options 2-4 is the Council's Preferred Option.**

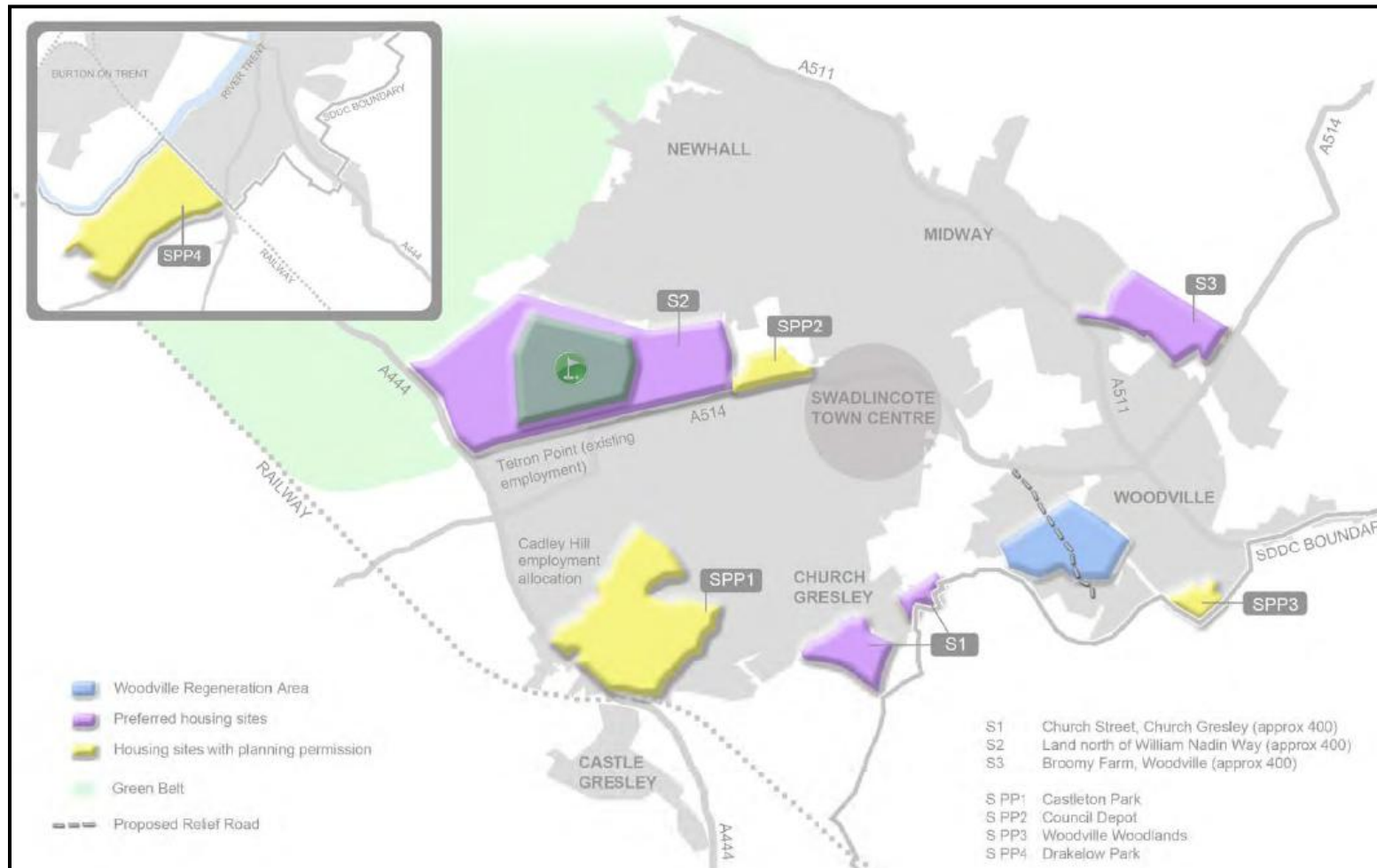
It is acknowledged that this option could perform less well against the SA framework compared to Option 3 (increasing Non Car Travel) however transport modeling undertaken to date for the DUA indicates that without some new road provision the quantity of housing and employment growth already committed within and on the edge of Derby, in combination with additional growth in the DUA proposed in the emerging South Derbyshire and Derby City Local Plans could not be accommodated. In particular, transport modelling has indicated a need for a Southern Derbyshire Link Road (SDLR) on the edge of the City to support growth, in addition to the construction of the T12 which is already committed in the City. However, new road delivery alone will not adequately mitigate the effects of proposed growth, and improved public transport provision together with demand management will also be required to reduce any likely increase in traffic flows.

### **5.5.8 ISSUE 8: SUB-OPTIONS FOR DIRECTIONS OF GROWTH - SWADLINCOTE**

This is a strategic option, which deals with housing distribution within Swadlincote on strategic (large) sites. In total four broad options were identified and consulted upon in the 2010 'Issues and Alternative Options' consultation as follows:

1. Extensions to the west and south west of Swadlincote
2. Extensions to the east of Swadlincote
3. Extensions to the south of Swadlincote
4. A combination of locations

Figure 5.6: Housing Distribution Options in and around the Swadlincote Area



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Recently growth in Swadlincote has been focussed in a number of key locations most notably Castleton Park (Castle Gresley), and Woodville Woodlands (Woodville). In addition planning permission for around 200 homes has been granted to the north of Tetron Point. Strategic growth has been supplemented with a significant amount of windfall development across the whole of Swadlincote urban area. As such Option 4 (a combination of locations) would represent the business as usual (BAU) option for growth in this area.

### **Summary of Responses**

Overall 99 responses were received concerning the direction for growth around Swadlincote during the 'Issues and Alternative Options' consultation in 2010. Nearly half of all consultees considered that new development should take place in a combination of locations within Swadlincote. Support for concentrating development in a single location was notably lower, although of the three broad areas identified there was most support for growth around the west and south west of Swadlincote - an area that had already seen significant growth in recent years.

A number of consultees had sought to identify alternative options including:

- Focussing development on brownfield sites ahead of previously undeveloped land.
- Developing in alternative locations other than Swadlincote.

Having considered the alternative options highlighted it is considered that no additional appraisal is required of these options. This is because all options identified assume that brownfield sites are prioritised and vacant dwellings reduced to a minimum. In respect of developing in alternative locations (the broad distribution strategy) this is considered in detail within Issue 3 of this report.

### **What May Happen if the Local Plan is Not Prepared**

Housing completions have slowed within Swadlincote since the onset of the 'Credit Crunch' and subsequent recession. Nonetheless the Council's Annual Monitoring Report (AMR) indicates that around 950 homes have been built in Swadlincote between April 2007 and March 2012. This development has principally been located at Castleton Park and Woodville Woodlands which to date have contributed 847 and 400 new homes respectively (although some of this growth predates the last five years). Currently it is anticipated that an additional 450 homes could come forward on the Castleton Park site. In addition to these sites, windfalls have also contributed to recent growth in the Town. Notable windfall sites have included the Qualitas, Mason Cash, and Coppice Side factory sites, together with sites on the former Magistrates Courts and Old Station Close.

In the absence of the South Derbyshire Local Plan being prepared it is likely that the housing completions in the Swadlincote area could decrease markedly from current numbers in the medium term as existing strategic allocations and other commitments (such as Rosehill Works and the site to the north of Tetron Point and land at Cadley Hill (which has consent subject to the signing of a legal agreement) are built out. However in the longer term it is less clear whether housing numbers would remain at lower levels as the District Council would have a commitment to maintain a five year supply of housing land in line with national government housing policy set out in the National Planning Policy Framework. However in the absence of a coordinated approach to growth (for example through the identification of appropriate sites through the Local Plan), there is no guarantee that new sites would come forward in Swadlincote. Put simply, housing growth would be expected to continue in the near term but further into the future there would be far less certainty about the amount and location of housing growth within the town.



### **The Characteristics of the District Likely to be affected by the Local Plan**

The delivery of new homes around Swadlincote will increase pressures on waste water and water supply infrastructure, the local road network (and to a lesser extent the strategic road network), health and social care facilities, recreation areas as well as formal and informal green spaces such as sports pitches, allotments public rights of way and amenity and wildlife areas. Within Swadlincote new housing related development could increase opportunities to increase the provision of affordable and low cost market homes, which could help tackle deprivation and improve wellbeing of residents. It could also offer opportunity to safeguard heritage assets in some locations, for example around Woodville and Church Gresley.

### **The Likely Significant Effects on the Environment of the Local Plan including on known Environmental Importance.**

New housing development within limited parts of the town could fall within the catchment of the River Mease SAC, although foul water from developments within and around Swadlincote would not be served by waste water treatment works which discharge to the Mease or any of its tributaries. Effects would therefore be limited to surface water discharges (urban diffuse pollution). A map of the River Mease SAC catchment is available to view in the Habitat Regulations Screening Assessment of the Part 1 Local Plan which is available to view on the Council's Website. In addition Long-term growth could impact on the ability of water companies to meet strict water quality targets set out in the Water Framework Directive. Rivers in the District failing to meet WFD targets include the River Trent (which receives much of treated foul water from this area via its tributaries). Growth in Swadlincote is unlikely to have any impact on sites protected pursuant to the Birds Directive or on Air Quality Management Areas in Burton on Trent or Derby City due to the distance between the town and designated management areas. In addition growth in the town could exacerbate pressures on the local road network including Clock Island, the A511 and A514 and health, social care and education facilities (including in particular primary education provision within the town), recreation areas as well as formal and informal green spaces such as sports pitches, allotments public rights of way and amenity and wildlife areas.

Development would also have local landscape and townscape impacts and depending on location could have a detrimental impact on protected or locally important habitats and species. Major growth in sensitive locations could also have a detrimental impact on the District's architectural or archaeological heritage (including listed buildings), particularly where new development is large-scale or difficult to screen, although new housing growth would contribute to the creation of new National Forest planting and habitat creation and could support the delivery of new walking and cycling routes associated with the Forest. In addition given the limited number of brownfield sites within the town a housing sites would lead to the loss of significant areas of greenfield (agricultural) land and the urbanisation of countryside.

## Summary of Broad Options Appraisal

Options for Growth - Swadlincote	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Extensions to the west and south west of Swadlincote	X	✓✓	✓	✓	?	✓	✓	✓	✓	✓	✓✓	?	--	?	X	XX	--	X	--	--	XX
Extensions to the east of Swadlincote	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	XX	--	X	--	--	XX
Extensions to the south of Swadlincote	X	✓✓	✓	✓	?	✓	✓	✓✓	✓	✓	✓✓	✓✓	--	?	X	X	--	X	?	?	?
A combination of locations	X	✓✓	✓	✓	?	✓	✓	?	✓	✓	✓✓	?	--	?	X	XX	--	X	?	--	XX

### Conclusion (including identification of the Preferred Housing Location Option)

The Authority's preferred approach to housing delivery in and around Swadlincote is dispersed growth spread across a combination of locations (option 4). This option was the most supported through consultation and would provide the greatest opportunities to disperse growth to meet local housing needs and reuse previously developed or derelict and degraded sites in the town. Further assessment of the specific sites selected and an incombination of the proposed sites is set out at Section 8.

### 5.5.9 ISSUE 9: SUB-OPTIONS FOR DIRECTIONS OF GROWTH – RURAL AREAS

This is a strategic option, which deals with housing distribution within the larger villages and other rural locations, which have been identified through the Strategic Housing Land Availability Assessment and subsequent Sustainable Urban Extensions Study (SUES) in response to specific question raised during the 'Issues and Alternative Options Consultation' in 2010.

#### Summary of Responses

The Issues and Alternative Options Consultation invited respondents to identify any villages that were suitable for strategic scale growth. Of the 540 respondents who sought to consider where new housing should be distributed very few considered that strategic development should be accommodated in the rural locations. However those that did suggest rural locations identified the following areas:

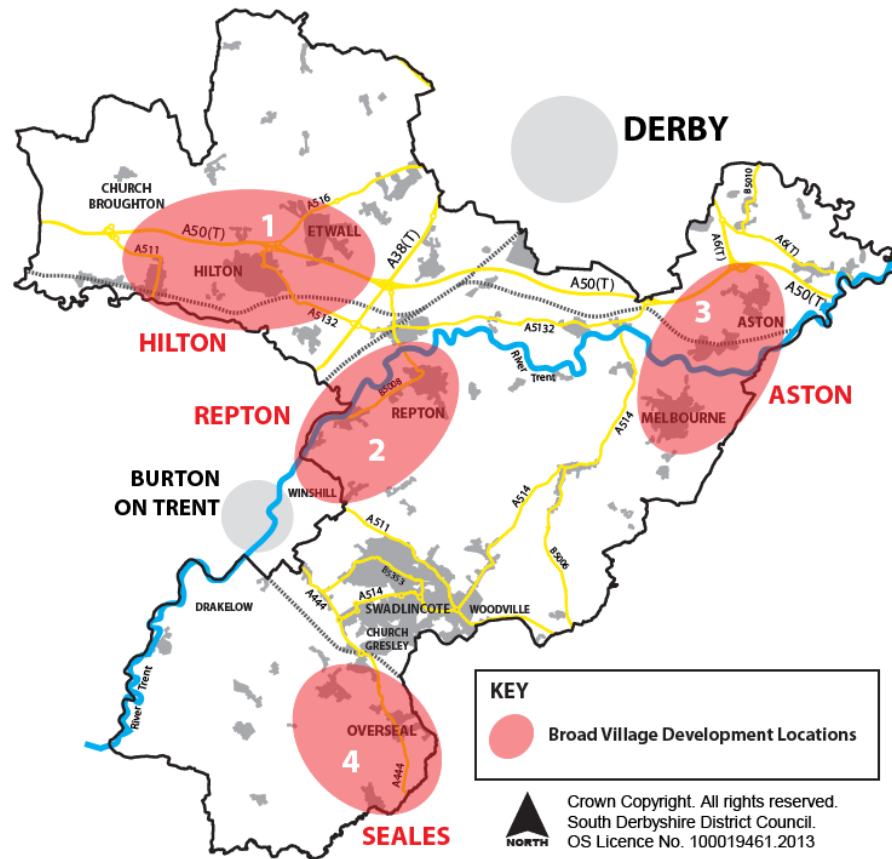
- Aston on Trent
- Drakelow
- Elvaston
- Etwall
- Hilton
- Hatton
- Hartshorne
- Melbourne
- Overseal/Netherseal
- Repton
- Rosliston
- Shardlow
- Ticknall
- Willington
- Winshill
- Woodville and the 'Gresley's'.

In addition to specific locations identified during previous consultation events as suitable for accommodating strategic levels of growth the Council has also reviewed its Strategic Housing Land Availability Assessment (SHLAA) and other records held by the Council to identify other potentially suitable broad locations put forward by land owners or their agents capable of accommodating large scale growth. However a number of the villages identified above only contain small sites available for housing development. Such villages include Elvaston, Rosliston, Hartshorne, and Ticknall. As such whilst these villages could make a meaningful contribution towards housing delivery it is likely to be through locally scaled growth rather than very large strategic developments. These will be defined through the Part 2 Local Plan. In respect of the Drakelow site, this was granted planning permission for a strategic mixed use development on green and brownfield land in 2012. As such this site is now a commitment and is not considered further through this appraisal as the Local Plan. Finally development in Woodville and the Gresleys' is considered in (Issue 8 Sub-Options for Directions of Growth – Swadlincote).

Based on the above review the Council has sought to identify and appraise 4 distinct rural growth areas within its Sustainability Appraisal as follows:

1. The North West
2. The Central Area
3. The North East
4. Southern Villages

Figure 5.7: Housing Distribution Options in Rural Areas



### What May Happen if the Local Plan is Not Prepared

Housing completions have slowed on available sites across the whole District since the onset of the ‘Credit Crunch’ and subsequent recession. Nonetheless the Council’s Annual Monitoring Report (AMR) indicates that around 500 homes have been constructed in Hilton in the past 5 years. There have also been a notable number of completions at Station Road, Melbourne (65 dwellings), Shardlow (50 dwellings) and Overseal (40 Dwellings). Currently it is anticipated that around 300 homes remain to be built in Hilton whilst 100 dwellings have been permitted on two sites in Willington (Calder Aluminum and land off Repton Road). Around 60 homes remain to be built at Station Road Melbourne.

In the absence of the South Derbyshire Local Plan being prepared it is possible that the housing completions could decrease markedly from current numbers in rural parts of the District in the short to medium term as existing strategic allocations and other commitments (in Willington

and Melbourne) are built out. However in the longer term it is less clear whether housing number would remain at lower levels as the District Council would have a commitment to maintain a five year supply of housing land in line with national government housing policy set out in the National Planning Policy Framework. However in the absence of a coordinated approach to growth (for example through the identification of appropriate sites through the Local Plan), there is no certainty whether new sites would come forward, in what location and over what timeframe.

### **The Characteristics of the District Likely to Be Affected by the Local Plan**

The delivery of new homes in the villages could increase water, noise and light pollution and could increase pressure on existing local health and social care facilities, recreation areas as well as formal and informal green spaces such as sports pitches, allotments public rights of way and amenity and wildlife areas, it would lead to the loss of greenfield (agricultural) land and the urbanisation of countryside. Growth in some villages could affect heritage assets including listed buildings, scheduled ancient monuments or underground archaeology. New housing would increase the provision of affordable and low cost market homes, including in high cost locations where some existing residents may be priced out of living. This could help tackle deprivation and improve wellbeing of residents.

### **The Likely Significant Effects on the Environment of the Local Plan including on Areas of Known Environmental Importance**

New housing development in the southern area could have a detrimental impact on the River Mease SAC principally as a result of increased waste water generation (where development discharges to Overseal, Netherseal Treatment Works), or due to the unmitigated release of surface water generation. Away from the southern villages new housing development will not affect any sites protected pursuant to the Habitats Directive. Development at all locations could negatively affect water quality in surface waters which are failing to meet Water Framework Directive Targets (including the Trent, Derbyshire Derwent or Mease) or as a result to increase levels of urban diffuse pollution. Development in any of the broad areas is unlikely to have any significant effect on local air quality management areas within the City or Burton on Trent, although clearly growth in these areas could increase traffic levels in urban areas where residents commute to Derby or Burton to access employment or other services and facilities. No sites will have any impact on sites protected pursuant to the Birds Directive.

Growth could also lead to increased noise, air and light pollution around sites and represent an intrusion into the countryside around villages which would affect local landscape character. In addition, the development strategic housing developments would lead to the loss of green field land and could also affect the historic character of many of the District's villages particularly in the central and northeast areas. Development in some parts of the north west, North East and Central areas could exacerbate flood risk.

In respect of the population effects the provision of significant new housing will provide further accommodation to meet the needs of the rapidly growing population in South Derbyshire and could provide greater housing choice for residents already living in rural locations close to new development. However it could also increase pressure on existing social infrastructure such as schools, doctors and community facilities. New housing provision could also support further types of development such as employment and retail by ensuring businesses have access to nearby workers and customers and may secure the retention of existing, or deliver the expansion of new facilities and services in some locations.

## Summary of Housing Options for Growth: Rural Areas

Options for Growth – Rural Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
North West – Hilton Area	X	✓✓	✓	✓	?	✓	✓	X	✓	✓	✓✓	?	--	?	X	X	✓✓	XX	--	--	XX
Central Area – Repton Area	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	XX	X	XX	XX	?	XX
North East – Melbourne / Aston Area	X	✓✓	✓	✓	?	✓	✓	X	✓✓	✓	✓✓	?	--	?	X	X	X	XX	XX	?	XX
Southern Villages – Overseal area	XX	✓✓	✓	✓	?	✓	✓	XX	✓✓	✓	✓✓	?	--	?	XX	XX	--	XX	X	--	XX

Options 1, 3 performed similarly having positive effects in respect of social and economic sustainability objectives, and negatively in respect of environmental issues.

Specific differences occur in respect of Hilton concerning objectives to achieve stable and sustainable levels of growth as based on sites identified through the SHLAA further housing growth in some parts of the north west could take place on sites currently earmarked for employment growth. However, growth in the north west area, especially around Hatton and Scropton could help fund the River Dove Flood Risk Management Scheme (FRMS) and as such development here could help reduce flood risk to existing communities, despite growth occurring in a location which is currently at flood risk. Development in the north west is not expected to have any discernible impact on objectives to safeguard cultural heritage assets or improve accessibility to these due to the relative lack of such assets in potential development locations identified through the SHLAA.

Within the Repton area, development may have more significant effects in respect of greenfield land losses (there are no previously developed sites in this area). In addition impacts on heritage assets are likely to be more significant than development in Hilton due to the high quality of heritage assets in this area, particularly in Repton, however there may be opportunity to improve access to heritage features should new development come forward -although this is unclear. Development in this area could exacerbate flood risk impacts where new development is located in the floodplain.

The sustainability appraisal indicates that the Aston, Shardlow and Melbourne Area would perform similarly to Repton, although there is some opportunity for the redevelopment of previously developed land in this area, so greenfield losses could potentially be less significant should development take place in this location.

In respect of development in the southern villages, this option tends to perform poorly in respect of impacts on biodiversity, and in terms of objectives to make best use of existing infrastructure and reduce pollution. This is largely a consequence of the high level of protection afforded the River Mease SAC and the poor condition of the site. Strategic development in the catchment of the SAC could alone or in combination with other development elsewhere in the catchment could further reduce water quality, and make improving local sewage treatment works difficult. Nonetheless there may be opportunities to pursue development in those villages just outside of the SAC catchment (Rosliston and Coton), or in Netherseal, Overseal and Lullington subject to appropriate surface water mitigation.

### **Preferred Option**

As previously noted in Housing Distribution (Issue 3) the Council's preferred option is for urban concentration with most growth focused within or adjacent to Derby City. However this option still assumes notable growth in appropriate villages through the Part 1 Local Plan where there would be distinct community benefits in doing so.

Of the areas reviewed within the broad options appraisal three broad areas would be able to accommodate notable levels of growth the North East, North West and Central Areas. No strategic level development has been identified in the southern villages. The largest sites proposed around the Overseal and Netherseal would have an unacceptable impact on the River Mease and waste water flows which would be treated by treatment works discharging to the Mease SAC. Large scale development could therefore affect the integrity of the site. Away from Netherseal and Overseal smaller scale growth could potentially be accommodated in this broad area, although sites would be locally scaled and will need to be reviewed through the Part 2 Local Plan. The Council will seek to identify an additional 600 homes within or as greenfield extensions to the villages in South Derbyshire.

### **5.5.10 ISSUE 10: EMPLOYMENT LAND OUTSIDE OF THE DERBY URBAN AREA**

This is a spatial option, which deals with whether new employment land should be provided within the District outside of the Derby Urban Area (Swadlincote, the villages and rural areas not immediately adjacent to Derby City). In total two broad options were identified and consulted upon during the Issues and Alternative Options Consultation held in 2010. These are as follows:

1. No additional provision
2. Increased provision

Historically employment development outside the Derby Urban Area has been concentrated in Swadlincote and on sites close to the A50 (Hilton Depot, Dove Valley Park and Toyota Manufacturing). During the previous consultation the 'Issues and Alternative Options' document made clear that some employment development to secure regeneration in the Woodville area was likely at Occupation Lane (see issue 12).

However, an alternative option for meeting the needs of the northern portion of South Derbyshire would be to accommodate new employment within the Derby Urban Area (DUA). This is considered in Issue 6 of this SA report).

### **Summary of Responses**

Overall, there were 107 representations concerning employment outside of the DUA. Opinion was divided on whether South Derbyshire's needs should be met within the District or whether local needs should be met by employment sites within Derby. No additional broad options were identified as a result of comments received back during consultation on this issue. However, one stakeholder considered that employment growth should be linked with overall housing growth in order to ensure the creation of balanced communities. This is not considered to represent a standalone option, but rather a variant of the existing option for increased provision (option 2).

### **What May Happen if the Local Plan is Not Prepared**

The current rate of starts and completions on employment sites with the District is low, reflecting economic conditions nationally. At present, plots remain at four sites, all of which are outside of the DUA; Cadley Hill and Tetron Point, both of which are Swadlincote; Hilton Business Park and Dove Valley Business Park at Foston. Since 2006 the completion of new employment sites has been relatively low, due to the economic recession. Given the depressed state of the commercial sector it is possible that sufficient employment land remains in South Derbyshire to meet demand – at least at current levels. However, if commercial completions pick up as the health of the wider economy improves remaining sites may be insufficient to ensure an adequate supply of employment land and some new provision is therefore required. There is a need for 53ha of employment land in South Derbyshire away from the Derby Urban Area up to 2028.

Without a Plan setting out the preferred approach to new employment provision, planning applications and growth will continue to be determined having regard to national policy. Where applications for business and employment developments are submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis where need is established. In such circumstances the Planning Authority will be unable to plan economic development strategically and may not be able to deliver new employment sites and business parks in locations identified as suitable by the Authority as the focus would be on ensuring adequate supply rather than planning for growth in the locations with the greatest need/demand. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning are fully delivered to local communities including for example targeting employment growth to areas of high unemployment or communities affected by higher levels of deprivation.

### **The Characteristics of the District Likely to be affected by the Plan**

The delivery of new employment sites in South Derbyshire could increase pressures on the sewerage networks and potentially the water supply network and could lead to increased flood risk where development takes place in areas at risk. In addition, providing land for new businesses within South Derbyshire could impact both the local and strategic road network by increasing commuting, and could have an impact on local air and water quality. Development could also lead to the loss of significant areas of greenfield land. Commercial development could also lead to the urbanisation of countryside and could affect sensitive landscapes or townscapes and heritage features. Some types of employment uses may also give rise to impacts on existing communities in respect of noise, odour, light pollution.



### The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance

Neither of the options identified would have an impact on sites protected pursuant to the Birds or Habitat Directives, (as no identified sites fall within the catchment of the River Mease. Sites are also unlikely to affect air quality management areas within the City or Burton on Trent owing to the location of identified large scale sites. Long-term growth could impact on the ability of water companies and other relevant bodies to meet strict water quality targets set out in the Water Framework Directive, either as a result of increased point source or diffuse pollution from waste or surface water, or as a result of abstractions within river catchments that are close to capacity. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease.

### Summary of Options for How Much Employment Land outside the Derby Housing Market Area

Employment land provision outside of the Derby Urban Area	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
No Additional Provision	✓	--	--	✓	--	✗	✗	✓	✓	✗	?	?	?	✗	?	✓	✓	✗	✓	✓	✓
Increased Provision	?	--	?	--	--	✓	✓	✓	✓	✓	?	?	?	✗	✗	?	?	✗	?	?	✗

The “No Additional Provision” option performs well in terms avoiding damage to wildlife sites and biodiversity; improving community safety and reducing crime, making best use of existing infrastructure, protecting the local landscape and cultural heritage assets and minimising loss of greenfield sites. However, this option performs poorly against objectives to promote social inclusion, improve accessibility to jobs and other facilities, diversifying and strengthening local and rural economies. Uncertain impacts have been identified in respect of enhancing the vitality and viability of existing town and village centres, improving the quality of new development and reducing light, noise, water and air pollution.

In relation to the “Increased Provision” option, positive impacts were recorded against SA objectives to improve social inclusion and reduce social inequalities, improve accessibility to employment, to make best use of existing infrastructure and to achieve sustainable and stable levels of economic growth, and to diversify and strengthen the local urban and rural economies. Negative impacts were recorded in relation to sustainable use of natural resources, to reduce water, light, air and noise pollution, to reduce and manage the impacts of climate change and preserving landscape and townscape character. Uncertain impacts are identified in respect of avoiding damage to wildlife sites and biodiversity,

improving health and wellbeing, enhancing the vitality and viability of local centres, improving the quality of new development, minimising waste, greenfield losses and flood risk and protecting and enhancing cultural, archaeological and heritage features.

### **Preferred Option**

#### **Increased Provision is the Council's preferred option**

The Council considers it appropriate to bring forward new employment sites both on the urban edge and elsewhere in the District at Swadlincote, around Burton on Trent, and close to Hilton and Dove Valley Park on the A50. The justification for bringing forward relatively dispersed growth is to ensure the delivery of balanced communities and to provide a choice of sites in different locations to meet future employment land requirements. It would also ensure sufficient sites are provided to accommodate potential employment lands losses going forward. This option would have a more positive impact in respect of economic and some social impacts but could have a more negative effect in respect of environmental objectives included in the SA. However, the scale of increase provision is likely to be modest (around 15ha) with the vast majority of sites being allocated already consented for employment use. As such whilst increased employment land provision through the Plan would have a notional impact on environmental objectives, in reality sites are already commitments and development has already been consented.

#### **5.5.11 ISSUE 11: TRANSPORT OPTIONS OUTSIDE OF THE DERBY URBAN AREA**

This is an overarching option, which deals with transport options away from the Derby Urban Area (i.e. in Swadlincote and rural villages). In total four broad options were identified during the Issues and Alternative Options Consultation held in January 2010 and options were consistent with those identified in the Derby Urban Area. The options are as follows:

1. Minimum Intervention
2. Demand Management
3. Measures to Increase Use of Alternatives to the car
4. Highway Based Improvements

Overall 130 representations were received during this consultation on transport options in Swadlincote, the villages and other rural places. Around 75% of respondents selected a single preferred approach for dealing with traffic related impacts of which the vast majority of respondents favoured option 3 (increase alternatives to car use) and option 2 (Demand Management), with these options being supported by around 50% and 15% respectively. However, a number of consultees suggested a further option as follows:

- **Hybrid Option** - A further 'hybrid' option can be advanced involving elements of Options 2, 3 and 4 - as an integrated package of transport measures.

Having considered responses from a number of consultees, it is accepted that an integrated package of transport measures, which includes elements of options 2, 3 and 4 could represent a realistic broad option. This has therefore been appraised through the Sustainability Appraisal process.

### **What May Happen if the Local Plan is Not Prepared**

In South Derbyshire there is significant movement between the northern parishes and Derby and between Swadlincote and the neighbouring urban centres of Burton-on-Trent and Ashby de la Zouch. The Highways Agency seeks to minimise growth in traffic volumes on the A50 and A38 trunk roads and at junctions serving those roads. Consultation undertaken in Woodville indicates that traffic congestion is a particular concern at the A511/A514 Clock Island junction in Woodville. There are poor transport connections between the north and south of the District. At Swarkestone Causeway, there are concerns about highway capacity, safety and damage to the historic monument. Traffic concerns have also been raised on other roads such as the A444 in Overseal and the A511 as it passes through Hatton. Consent has been granted for a new river crossing at Walton on Trent. This would support existing business activities in the area and will also enable the redevelopment of part of the former Drakelow power station site for housing and other uses.

Whilst some rural villages, such as Hilton and Etwall, are well served by public transport, others are less so, particularly in parts of the National Forest or the far north west of the District. In these areas access to jobs, shopping, services and facilities can be inconvenient for those lacking access to a car. Passenger rail services pass through the area between Derby and Crewe, stopping at Hatton/Tutbury station, and between Derby and Birmingham, stopping at Willington station. Whilst the former provides an hourly service, the number of trains stopping at Willington is more limited.

Throughout the area, the greenway and cycleway networks continue to expand and provide a means of transport as well as a leisure and tourism asset. The compact nature of the Swadlincote urban area means that it lends itself to trips on foot and by cycle, although there is a need to further develop the necessary infrastructure in order to encourage this.

Without a Plan setting out the preferred approach to development within Swadlincote the villages and other rural places planning applications and growth will continue to be determined having regard to national policy. Where applications for new development were submitted to the Authority, these would need to be considered on their merits and appropriate sites released on an ad-hoc basis dealing with the transport related impacts that those proposals generate on a case by case basis. It would also be difficult to phase the delivery of sites and plan comprehensively to ensure the wider benefits of planning, including strategic improvements to the local road network, local capacity improvements and/or contributions towards non-car transport, were fully delivered to nearby communities.

### **The Environmental Characteristics of the District Likely to Be Affected by the Local Plan**

The delivery of new homes, businesses and other development in Swadlincote and the villages will increase pressures on the transport network by increasing the demand for travel. It will be necessary to deliver new highway infrastructure to serve proposed employment and residential sites (even if this is restricted to on site infrastructure). This could involve the loss of greenfield land, and erosion of tranquillity due to increases in road noise and street lighting. It would also increase surface water generation, hence, pluvial flood risk as well as the mobilisation of silts and fuels which could lead to deterioration in water quality as a result of increased levels of urban diffuse pollution. In addition, greater volumes of traffic could increase transport flows on local roads and the strategic road network including A50, A38, A6, A444, A511 and A514 and could lead to increases air pollution including climate change gases such as Carbon Dioxide. However, a number of transport options considered in this appraisal could help to minimise the need to travel and provide alternative means of transport for existing and future residents. This in turn could improve access for those without a car to shops, jobs, education, leisure and services.

### The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

Additional development including the formation of new transport routes in the River Mease catchment (an area which stretches south of Woodville and Castle Gresley to the District’s southern boundary) could increase diffuse water pollution in catchments that discharge into the SAC. Similarly new development and the provision of ancillary transport routes could increase surface water discharges into the River Trent, Derwent or Mease catchments which could lead to a further deterioration in water quality as a result of diffuse urban pollution. New road and other transport infrastructure would not lead to any deterioration in air quality in areas designated as AQMAs and would not have any impact on sites protected pursuant to the Birds Directive.

Transport infrastructure delivery and associated traffic increases which will come from population increases associated with new development could lead to increased noise, light and air pollution and could potentially generate increasing the emission of greenhouse gases and potentially increasing accident rates in some areas, although the extent of such impacts is uncertain and dependent on the Plan Option(s) taken forward. The construction of new transport routes could lead to the loss of greenfield land but, as is the case around Woodville, could open up an area of brownfield and underused land allowing regeneration and townscape improvements to that area. The transport options identified could increase accessibility and could support economic growth and development.

### Summary of Broad Options Appraisal

Transport Options Non-DUA	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District’s skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District’s contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District’s landscape and townscape character
Minimum Intervention	X	--	X	X	--	--	X	X	X	X	?	--	--	X	XX	--	--	XX	--	--	X
Demand Management	✓	--	✓	--	--	✓	✓	✓	?	?	?	✓	--	--	--	--	--	✓	--	--	✓
Measures to increase use of alternatives to the car	X	--	✓✓	--	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	✓	✓	X	X	✓✓	?	?	✓
Highways Based Improvements	X	--	XX	✓	--	✓	✓	✓✓	✓✓	✓✓	✓	--	--	XX	XX	XX	X	XX	?	?	XX
Hybrid Approach	X	--	✓	✓✓	--	✓✓	✓✓	✓✓	✓	✓	✓	✓	--	X	X	XXI t	X	X	?	?	XX

### **Summary of initial appraisal work:**

Option 1 has little or no impact in terms of sustainability objectives to provide decent and affordable homes; improving educational performance; promoting social inclusion; improving the quality of the built environment; minimising waste; reducing flood risk; reducing greenfield land losses and protecting and enhancing cultural and architectural/archaeological heritage. Negative impacts are likely in terms of improving community safety, and reducing crime, reducing climate change impacts; landscape character; pollution; strengthening the local economy; making best use of existing infrastructure; improving accessibility and the health and wellbeing of local residents. This transport delivery option had no positive effects.

Option 2 has generally positive or no/slight impacts against most social and environmental objectives. However, uncertain impacts were recorded against SA objectives to achieve sustainable and stable levels of economic growth, to diversify and strengthen local urban and rural economies and to enhance the vitality and viability of town and village centres.

Option 3 performs well in social and economic terms but could have negative or uncertain impacts in terms of biodiversity; the loss of greenfield land and impacts on architectural/archaeological and cultural assets. This option performs especially well in terms of objectives to improve health and wellbeing; the promotion of social inclusion and improving access to facilities and climate change objectives.

Option 4 performs poorly against objectives to protect biodiversity; improving the health and wellbeing of local residents; promoting sustainable forms of construction; reducing pollution; minimising the loss of greenfield land; reducing flood risk and climate change impacts and conserving and enhancing the local landscape. It performs well in terms of objectives to improve accessibility, make best use of existing infrastructure, achieve stable and sustainable economic growth; diversify and strengthen the local economy and enhance the vitality and viability of existing town and village centres. Uncertain impacts were recorded against objectives to improve safety and reduce crime and to protect and enhance architectural/archaeological and cultural heritage.

Option 5 would consist of a combination of Options 2, 3 and 4. It would perform well in respect of economic and social objectives but less well in respect of environmental objectives, as new road building would still make up an important element of this option. As such it would still have negative impacts in respect of objectives to avoid damage to the biodiversity; reduce pollution, minimise greenfield losses and protect the townscape character. Impacts in respect of health and wellbeing, community safety, sustainable resources use and on heritage assets is uncertain.

### **Identification of the preferred Non DUA Transport Option**

Given the scale of growth proposed and having regard to existing commitments (large sites already granted planning consent (Drakelow Park, Castleton Park, together with smaller strategic sites within Swadlincote) **Option 5: A hybrid approach including elements of options 2-4 is the Council's Preferred Option.**

It is acknowledged that this option could perform less well against the SA framework compared to Option 3 (increasing Non Car Travel) however transport modelling undertaken to date for the HMA indicates that without some new road provision and improvements to existing transport routes and junctions the quantity of housing and employment growth already committed within the district in combination with additional growth proposed in the emerging South Derbyshire (and other Local Plans being prepared by neighbouring Authorities )could not be

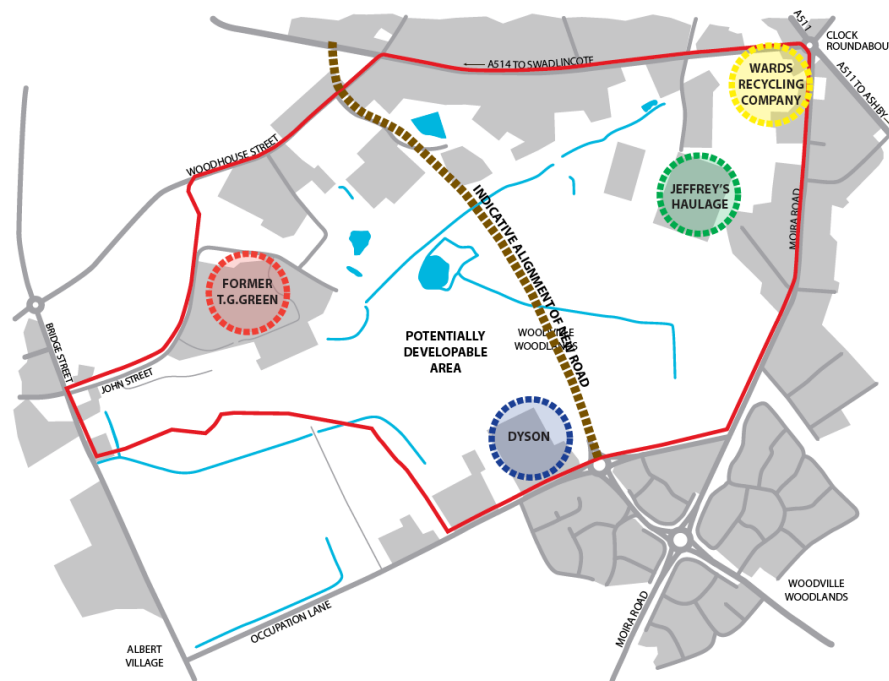
accommodated by existing transport infrastructure. In particular transport modelling has indicated a need for road improvements around Burton (to support the development of over 2,200 homes at Drakelow and around Woodville to support more than 2,000 additional homes around Swadlincote. However, new road delivery and junction improvements alone will not adequately mitigate the effects of proposed growth and improved public transport provision together with demand management will also be required to reduce any likely increase in traffic flows.

### 5.5.12 ISSUE 12: OPTIONS FOR REGENERATION IN SWADLINCOTE AND WOODVILLE

This is a development option, which deals with a specific part of the Woodville and Swadlincote area, which is underused and poorly restored following minerals working. The improvement and regeneration of this area is a Council priority. Two broad options were identified and consulted upon during the Issues and Alternative Options Consultation in 2010.

1. Swadlincote and Woodville Regeneration Option 1: Employment Led Regeneration
2. Swadlincote and Woodville Regeneration Option 2: Mixed Use Redevelopment

Figure 5.8: Woodville Regeneration Area



## **Summary of Responses**

In total 74 respondents considered this issue. Of those, 31 supported the option for employment led regeneration, whilst 28 supported the options for mixed-use development. Three responses were received regarding the need for housing to be delivered on the site given the complexity of development options and constraints on site.

It remains the Council's position that site regeneration should be employment-led, however, for the purpose of Sustainability Appraisal, which requires that the Council appraise all reasonable options, it is considered appropriate to appraise a third housing-led option given that a small number of consultees suggest the need to consider the site for housing. On this basis an additional option has been appraised as follows:

### 3. Swadlincote and Woodville Regeneration Option 3: Housing Led Regeneration

A no development option is not considered reasonable given the environmental quality of the site and the effect it has on the surrounding area and guidance in national policy to regenerate disused or land that has been previously developed.

## **What May Happen if the Local plan is Not Prepared**

This area is largely surrounded by housing and employment land and in the past has been subject to a wide range of historic uses including minerals working. As a result of past minerals working some parts of the site are contaminated and unstable and there are a number of identified mineshafts throughout the site. The central part of the site has been poorly restored and remains undeveloped, whilst land to the north remains in employment use. A phase 1 Habitat Survey prepared by Derbyshire Wildlife Site in 2008 indicates that there are no wildlife sites in this area although there are some areas of local ecological value on the site including hedgerows, woodland, waterbodies and green lanes and these could be enhanced and incorporated in any new development. There is Japanese Knotweed present on some parts of the site.

The regeneration of this under used site could deliver increased employment, housing and other appropriate uses to this part of the Swadlincote urban area and could significantly reduce traffic using the existing A511/A514 Clock Island junction. This in turn could deliver benefits in respect of reduced congestion, improved accessibility and a reduction in the number of accidents around Clock Island and the surrounding road network. The reuse of the site could also reduce the need for the release of productive greenfield land for development elsewhere in South Derbyshire. The redevelopment of the wider area could help improve local townscape character, for example around the A514, and could help safeguard a number of 'at risk' listed buildings located on the site including the Grade II\* bottle kilns at the former TG Green factory.

If this site is not regenerated through the Local Plan, it could remain in its current degraded state with little prospect of comprehensive regeneration due to viability and other issues/constraints on site. In the absence of the site being regenerated through the Local Plan there

may still be potential for the site to be regenerated partially, or even comprehensively. However, should development take place, it would most likely be on an ad-hoc basis and could fail to deliver wider benefits to the Swadlincote area which could be secured through planned regeneration.

#### **The Environmental Characteristics of the District Likely to be affected by the Regenerate the Woodville Regeneration Area**

New development in this area would increase pressures on local wastewater treatment works (Milton and Stanton) and the local sewerage network. It could also increase surface water generation which in some parts of the site could drain towards the Mease SAC. In addition new residential development could increase pressure on existing community facilities including primary schools and doctors surgeries. In the absence of, or prior to the delivery of, the Swadlincote Regeneration Route, any development could increase traffic and congestion at Clock Island and surrounding roads. However, the delivery of a new road through the site would allow local traffic and congestion issues to be reduced.

The regeneration of the site would also allow the remediation of contaminated land and the reuse of brownfield land. It could also offer opportunities to improve biodiversity and safeguard existing cultural heritage assets within the regeneration area. New development would also offer opportunities to improve local townscape character within and adjacent to the site.

#### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

The site is partially located within the Mease catchment and surface water generated on site could, depending on site design, discharge to ditches which in turn discharge to tributaries of the River Mease. Foul water flows would be exported out of the Mease catchment to either Stanton or Milton Waste Water Treatment Works. In addition surface water generation could increase diffuse water pollution from surface runoff from roads and hard standing on the site could affect the ability of relevant authorities (Water Companies, the Environment Agency and Local Councils) to meet strict water quality targets set out in the Water Framework Directive. The redevelopment of this site would not have any impact on identified AQMAs or sites protected pursuant to the Birds Directive.

The Regeneration of this site could benefit local townscape character and could help safeguard a number of locally important heritage assets such as the Grade 2\* TG Green Bottle Kilns. It could also improve accessibility locally and could provide new homes or businesses within Swadlincote. The Redevelopment of this site could also reduce the need for development on greenfield (agricultural) land elsewhere in the town to meet development needs.



## Summary of Broad Options Appraisal

Regeneration in Swadlincote and Woodville	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Employment Led Regeneration	?	--	✓	✓	--	✓✓	✓	✓	✓✓	✓✓	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓✓
Mixed Use Redevelopment	?	✓	✓	✓	--	✓	✓	✓	✓	✓	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓✓
Housing Led Regeneration	?	✓✓	✓	✓	?	X	✓	✓	X	?	✓	✓✓	?	?	✓	✓	✓	--	✓✓	✓	✓

Generally, all options perform similarly. This is because these options are variations of an overarching option to secure the regeneration of this site. A no development option is not considered as reasonable, as the regeneration of this part of Woodville is one of the Council's identified priorities to be tackled through the Local Plan. With this in mind, all options perform well in terms of improving community safety and reducing crime; improving health and wellbeing; improving access to jobs and local services, making best use of existing infrastructure; delivering stable and sustainable levels of economic growth and encouraging economic diversification; enhancing the vitality and viability of Swadlincote town centre; improving the quality of development; reducing pollution, minimising greenfield losses; minimising flood risk and enhancing landscape and townscape character. It also performs well in terms of protecting the District's architectural and archaeological heritage and other cultural assets, as it would help safeguard listed buildings, associated with the Districts pottery and pipe manufacturing legacy.

No impacts have been identified in terms of objectives to improve educational performance and climate change (although housing led development could have an uncertain impact in respect of education as there is no additional primary age places available). Uncertain impacts are identified in respect of objectives to protect and enhance biodiversity; minimise waste and increase recycling and promote sustainable forms of construction.

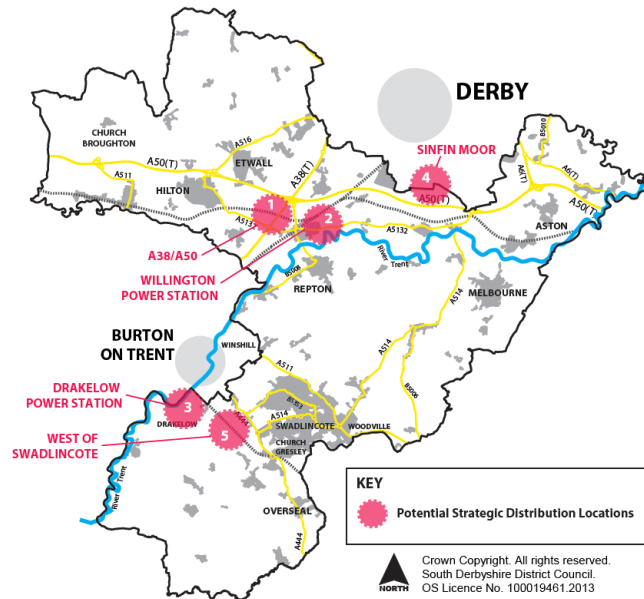
### Preferred Option

**Option 1 is the Council's preferred option.** An employment-based reuse of the site is considered to slightly outperform the mixed-use and housing led regeneration of the site and is supported through consultation. However, it is unclear whether employment led or indeed any regeneration of the site is viable in the current economic climate.

### 5.5.13 ISSUE 13: STRATEGIC DISTRIBUTION IN THE DERBY HOUSING MARKET AREA

This development option was considered in the 2010 Issues and Alternative Options Consultation. It identified a range of locations which may have potential to accommodate a Strategic Rail Freight Interchange (SFRI) with the District and a no option alternative. Overall 146 responses were received in respect of strategic distribution in the Derby Housing Market Area. Of these most respondents considered sites at Willington and Drakelow (36 and 38 responses respectively) to be the most appropriate. A further 31 respondents supported development around the A38 and A50 Interchange. Responses in support of Sinfin Moor totaled 17. Thirty respondents considered that no sites should be developed (option 5). In addition, a number of respondents objected to specific locations identified through the consultation, but not necessarily to the principle of locating a SFRI in the district. One potential alternative location for a distribution centre to the west of Swadlincote was suggested during previous consultations. This site has been reviewed (together with other employment sites in the site appraisals set out at Appendix 6

Figure 5.9: Potential Strategic Distribution Locations



Following the Issues and Alternative Options Consultation was published in 2010, very large infrastructure projects such as strategic rail freight interchanges have been classed as National Significant Infrastructure Projects (NSIPs) and are determined by the Secretary of State directly. This means that such projects are no longer submitted for the District Council for determination and as such should such a proposal come forward within the Plan period (even if it were an allocation) the Authority would no longer be the 'Competent Authority' and would not be in a position to determine any application. As a result of this change there is no longer any purpose in allocating a site in the plan. There would also be little prospect of a specific policy to resist infrastructure which is considered nationally significant. Therefore no further assessment is included in this report considering this issue. Instead it is proposed that a flexible criteria based policy should be included in the Local Plan. Such a policy can help ensure that where development does come forward developers will have certainty over the measures which will be sought by the Council to minimise the effects of such development.

## **5.6 UNDERTAKING THE SUSTAINABILITY APPRAISAL OF THE BROAD STRATEGIC THEMATIC OPTIONS**

### **5.6.1 ISSUE 14: DESIGN EXCELLENCE OPTIONS**

Design options were consulted upon in the July 2010 Issues and Alternative Options Consultation. However the Authority has only identified a single option as it regards design excellence as an essential part of place shaping in line with the corporate aim of making South Derbyshire a better place to live, work and visit. The Local Plan vision and objectives also reflect this commitment. However, the Council's design excellence approach would mean a move away from current reactive approaches to influencing design. As such the Authority has sought to review a second business as usual option whereby design is influenced on an ad-hoc basis through negotiation with individual developers having regard to national policy and other best practice. As such the two options appraised through this sustainability appraisal are as follows:

1. Influence the design of new development guided by best practice and policy set out in the National Planning Policy Framework (this is the business as usual scenario)
2. Achieve a high quality of design in all areas through the adoption of Building for Life 12.

#### **Summary of Responses**

In total 101 responses were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Option 2, (Design Excellence). In total 80 respondents considered that this was the favoured option for improving the built design of new development. A further 6 respondents considered that design could be improved, although this could be through a Supplementary planning document rather than through a detailed policy, or using an alternative mechanism than Building for Life. However whilst the Authority acknowledges, and indeed intends to produce supplementary planning guidance in respect of design, this will need to hang off a strategic policy which will need to be included in a higher tier policy (i.e. the part 1 Local Plan given the importance attached to good design in the Council's Corporate Plan). A further representation was received from David Lock Associates as follows "universal application of Building for Life principles will not deliver the good design of places. If SDDC's objective is to ensure the creation of well-designed places as well as

buildings, then a suitably worded policy setting the Council's aspirations and design priorities is required which draws on the BfL as one of several strands of strategic design advice". The Council acknowledges this point and will seek to reflect this in any policy drafted.

A total of 9 respondees indicated that no design excellence policy is required. In addition a number of alternative options were identified. In particular a small number of individuals indicated that, the Council's emphasis should be on 'quality of life' rather than design excellence. Whilst it is accepted that achieving quality of life is important, the Authority considers that the purpose of this policy is to improve the design of new development. Clearly such a policy could go some way towards improving the quality of life of residents, although other policies in the Plan would address this issue also, including those dealing with accessibility, increasing employment opportunities, securing new green infrastructure provision and new open spaces etc.).

### **What May Happen if the Local Plan is Not Prepared**

Historically, relatively little monitoring has been undertaken in respect of design quality in the District. More recently the Authority has started to monitor the quality of new housing developments and this monitoring indicates that in 2011-12, 92% of all homes built in the District scored less than 10 out of 20 against Building for Life Criteria and therefore are considered as being of 'poor' design. Only 4.5% and 3.5% of new homes were scored as 'average' or 'good quality' respectively. Whilst the version of BfL against which housing quality was monitored has subsequently changed, the data recorded in the 2011-12 Annual Monitoring Report for the District does nonetheless highlight the poor quality of design in many new developments.

In the absence of preparing the Plan (which includes a policy to secure good design) it is likely that the Authority will continue to negotiate design quality on a case by case basis. It is unclear whether such an approach would make a meaningful contribution to the general improvement of design, as national policy, evolving best practice and customer demand could also play a significant part in improving design and enhancing local townscape character even in the absence of policy. However the inclusion of a design policy could provide greater control over urban design issues and could significantly improve development quality over the Plan period.

### **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

Poor design could increase the environmental impact of new housing and commercial development. In particular it could lead to increased (inefficient) energy and resource use, (for example through the delivery of inadequate connections to public transport and walking and cycling routes, or through allowing development which is poorly related to existing or new facilities and services which increases car dependence). Poor design would also have negative impacts on landscape and townscape character. Poor design could also impact on objectives to improve health and wellbeing of local communities and could increase crime or fear of crime and could frustrate opportunities for storing bins, recycling and vehicles and cycles. Well-designed new development could increase opportunities for securing biodiversity gain, protecting and integrating local heritage features, reducing greenfield land take (by ensuring the efficient use of land in urban extensions) and improving or reducing opportunities for flooding and lessening pollution effects of new development.

## The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

A requirement for better urban design could lessen the effects of new development on the River Mease which is located within the catchment of the SAC, (although strategic scale growth is not being proposed in this area so any policy could only affect Local Plan Part 2 sites and windfalls). In particular the Plan could ensure that water demand for new development is reduced and that surface water generated by development is dealt with onsite. Better designed development could also reduce urban diffuse pollution by ensuring the surface waters are 'treated' on site prior to discharge to the ground or watercourses. This in turn could reduce impacts on rivers failing water quality targets under the Water Framework Directive. Better designed development could also support objectives to reduce travel by private car by ensuring new community facilities and other services are well related to new and existing homes and by securing the delivery of new walking and cycling routes or the provision of new infrastructure.

In addition, better design could help ensure space to store waste and recyclable materials and could help reduce the emission of climate change gases (compared to existing dwellings). It could also help to mitigate the effects of additional noise and light pollution associated with development. Better design could also help safeguard heritage assets, or at least minimise the effects of built development on existing features and could deliver long term improvements to habitats and species locally. A design policy could also help reduce landscape and townscape effects of growth by integrating development into the existing environment.

## Summary of Broad Options Appraisal

Design Excellence	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Business as Usual	✓	?	✓	--	✓	✓	✓	--	--	✓	✓	✓	XX	✓	XX	XX	✓	X	--	--	XX
Option 2: Design Excellence	✓✓	?	✓	✓	✓	✓	✓✓	✓✓	--	--	✓	✓✓	X	✓	X	XX	✓	X	✓	✓	XX

Both options perform similarly although option two tended to enhance the positive effects identified in the current business as usual approach and reduce the negative impacts. The inclusion of a design excellence policy would have major positive effects in respect of securing better design, ensuring the sustainable use of natural resources, improving local accessibility to local services and facilities and improving biodiversity gain on site. It would reduce impacts associated with option 1 in respect of landscape and townscape impacts, climate change emissions and effects, loss of greenfield land and water, air, light and noise pollution.

### **Identification of the Preferred Design Excellence Option**

The Business as Usual scenario has not been included as a realistic option as it is contrary to wider corporate policy (as set out in the [Council's Corporate Plan](#)) and the policy 58 of the National Planning Policy Framework (NPPF) which states that “*Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area*”. Paragraph 59 then goes on to state that “*Local Planning Authorities should consider using design codes where they could deliver high quality outcomes*”. Having regard to the performance of Option 2 through the SA, comments received back during consultation and the Council's own Corporate Plan and the requirements of the NPPF introduced in 2012, the Council does not consider the current approach to negotiating design with developers on a case by case basis as being adequate. However the performance of the BAU option (option 1) is reviewed here to allow a comparison to be made between the existing baseline and the expected performance of future policy, which will be delivered through the Part 1 Local Plan.

However there was some discussion among the officers involved in the appraisal about the potential cost of requiring developers to build to higher design standards and how this may impact on the delivery of affordable homes in particular (and hence objectives to provide affordable housing) but also other facilities such as schools and health facilities). This issue of the cost of Building for Life 12 was flagged up for further consideration through the SA process and the need for mitigation to lessen the uncertain effects of increased costs associated with BfL12 identified.

### **5.6.2 ISSUE 15: ENERGY EFFICIENCY OPTIONS**

Energy Efficiency options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The Authority identified three options in respect of energy efficiency as follows:

- Rely on statutory incremental changes in building regulations requirements for improvements in energy efficiency and reductions in carbon emissions from new development
- Set Targets for more energy efficient development and sustainable construction in advance of statutory building regulation changes
- Set higher standards for energy efficiency and sustainable construction on specific identified strategic / exemplar sites

## **Summary of Responses**

In total 123 responses were received during the Options for Housing Growth Consultation. Of the responses received most support was evident for Option 1, (rely on building regulations to deliver improvements to the energy efficiency of new development). In total 58 respondents considered that this was the favoured option. A further 36 respondents considered that more energy efficient development should be required for all developments in advance of changes to building control regulations programmed for 2016. 21 respondents considered that higher standards could be set for individual strategic/exemplar sites. No alternative options were identified, although one respondent suggested that the Council should encourage more people to take up grant aid to improve the energy efficiency of existing homes.

## **What May Happen if the Local Plan is Not Prepared**

Per capita carbon dioxide emissions attributed to domestic use has fallen slightly in South Derbyshire in recent years. In 2005 2.4 t/CO<sub>2</sub> was emitted per person. By 2010 this has fallen to 2.2 t/CO<sub>2</sub>. This fall coincides with changes to building regulations in 2002, 2006 and 2010. Further tightening of building regulations to improve the energy efficiency of new homes are programmed for 2013 and 2016, it is likely that these changes will further reduce emissions per person. In addition stricter energy efficiency targets for commercial developments will come into force in 2019. In the absence of the Council's Local Plan being adopted nationally imposed building regulation will deliver significant improvements to the energy efficiency of new homes through a combination of fabric improvements (better insulation) and the installation of low or zero carbon energy generation on site, or off site through allowable solutions (effectively paying a contribution to a scheme which will offset increases in carbon dioxide emissions associated with development). However the preparation of the Local Plan may offer opportunity to require homes to meet zero carbon requirements before 2016, although given that adoption will not be until 2014 any benefits would be modest and would only affect around 1,350 properties.

## **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

The inclusion of policies related to climate change and energy efficiency could help reduce the District's contribution towards the causes of climate change and ensure the sustainable use of natural resources. Options to deliver energy efficiency could also help encourage the use of sustainable construction techniques. However, such a policy could undermine the viability of some development and may slow down housing delivery in the shorter term. This could have a knock on impact issues relating to deprivation, social inclusion and health and wellbeing.

## **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

The inclusion of an energy efficiency and sustainable construction policy would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

In seeking to improve the energy efficiency of new homes and reduce carbon dioxide emissions, the plan will seek to partially mitigate the impacts of large scale housing and employment growth proposed at the local level. However, given the scale of growth proposed the Plan will

still have local impacts in respect of energy (resource) use. The Plan will therefore contribute to increases in overall emissions of climate change gases within the Plan period although local increases associated with growth will be further offset (and fully mitigated if statutory carbon dioxide reduction targets are met) by national policies to decarbonise energy generation through the development of renewable energy resources, nuclear power and through and expansion of relatively low carbon gas fired power stations. Growth in South Derbyshire and other local authorities should not therefore lead to any increase in greenhouse gas (GHG) emissions at the national level.

### Summary of Broad Options Appraisal

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Design Excellence																					
Option 1: Use Building Regulations	--	--	✓✓	--	--	✓	?	--	--	--	--	✓	--	✓	✓	?	✓	✓✓	?	--	✗
Option 2: Set Targets	--	✗	✓✓	--	--	✓	✗	--	--	--	--	?	--	✓✓	✓	?	✓	✓✓	?	--	✗
Option 3: Higher Targets on Specific Sites	--	✗	✓✓	--	--	✓	✗	--	--	--	--	?	--	✓✓	✓	?	✓	✓✓	?	--	✗

All options performed similarly, although options 2 and 3 performed slightly worst against objectives to improve housing delivery and new infrastructure provision. This is because the additional costs associated with adopting local targets could affect the viability of developments and could result in the delivery of less market and affordable homes and open space and green infrastructure on some sites. Options 2 and 3 did perform better in respect options to improve sustainable construction. Although these benefits would be temporary in nature given proposed building regulation changes in 2016 and 2019.



### **Identification of the Preferred Energy Efficiency and Sustainable Construction Option**

**The Authorities preferred option is to rely on changes to building regulations (option 1).** Given the similar performance of the three options, and having regard to wider economic conditions and the need to boost housing delivery (and having regard to the changes to building regulations programmed for 2016 and 2019) the Council considers this approach to be consistent with the National Planning Policy Framework which states that *“local planning authorities should actively support energy efficiency improvements in existing buildings and when setting any local requirement for a buildings sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards”*.

Subsequent to the appraisal set out above the government has announced a consultation<sup>11</sup> which will restrict the control of building standards to building control and setting standards beyond those required in building regulations in local plan policies will not be permitted. The outcome of this consultation will feed into the Council’s final approach to energy efficiency. However, on the basis of the consultation document published to date the preferred option identified by the Council is consistent with emerging policy announced by the Government.

### **5.6.3 ISSUE 16: WATER AND FLOODRISK OPTIONS**

Water and flood risk options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The two broad options identified are as follows:

1. Option 1: No Development in the Flood Plain
2. Option 2 Special Exceptions Policy (Business As Usual)

#### **Summary of Responses**

In total 130 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1, no development in the floodplain (a total of 77 respondents favoured this approach). A further 36 respondents considered that option 2 (allowing development in exceptional circumstances) would be the most sensible policy for managing development in flood zones. A further twelve respondents indicated that the Plan should either rely solely on national policy (i.e. the plan should not include any flood risk policy) or should be drafted in accordance with national policy. The Council considers that option 2 (special exceptions policy) reflects fully national policy set out in the previous PPS25 and updated guidance included in the NPPF. This makes provision for development in floodzones stating *“Inappropriate development in areas at risk of flooding should be avoided by directing development away*

*from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local plans should be supported by strategic flood risk assessment and develop policies to manage flood risk from all sources, taking account of guidance from the*

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<sup>11</sup> Housing Standards Review Consultation. DCLG 2013.

*Environment Agency, and other relevant flood risk management bodies...*” Given the guidance set out in the NPPF the Authority does not consider it necessary to appraise a ‘no policy’ option. No other alternative flood risk options were identified during consultation.

### **What May Happen if the Local Plan is Not Prepared**

Around 18% of the total land area in South Derbyshire lies within an areas of high flood risk. A further 3% is at medium risk. Of the developed area of South Derbyshire 6.9% of urban and rural settlements by area are at high risk of flooding. A further 3.5% of urban and rural settlements by area are at medium risk. Broadly speaking therefore 10% of the Districts urban area is known to be at flood risk. In the absence of the Local Plan being prepared it is likely that new development in areas at flood risk will be strictly controlled in line with guidance set out in the National Planning Policy Framework, with development only permitted where no sites at lower flood risk are available or other exceptional justification exists to allow development to take place, for example the need to regenerate previously developed sites where flood risk can be adequately mitigated. However the production of the Local Plan should reduce the need for development in areas at flood risk by identifying and allocating sites sufficient to meet the districts housing and employment requirements in locations unaffected or defended from flooding.

### **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

The inclusion of options to control development in areas at flood risk could ensure that climate change impacts and water quality impacts associated with new development are not exacerbated. It could also help ensure that new growth does not increase flood risk elsewhere.

### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

Development in the floodplain could increase flood risk elsewhere and could exacerbate urban diffuse pollution where development leads to the uncontrolled discharge of surface waters to local watercourses during flood flows or normal operation of sites. The control of development in floodplains would have no impact in respect of the sites protected pursuant to the Habitats or Birds Directives. It would also have no impact in respect of air quality management areas designated under the Air Quality Framework Directive.

Additional development in the floodplain could also displace flood storage leading to flooding elsewhere. In addition building new homes and businesses in areas which may see increased flood risk in the future, as a result of climate change, or in areas of existing identified flood risk could increase the number of homes and businesses (and hence people) affected by flooding. This could have knock on effects in respect of safety and the wellbeing of communities living close to areas that flood. However constraining development in areas that flood in all circumstances could stymie economic growth, and the reuse of brownfield land and disuses building some of which may be historically important and make a positive contribution to local townscape character.

## Summary of Broad Options Appraisal

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Water and Flood risk																					
Option 1: No Development in the Flood Plain	?	X	✓	✓	--	--	X	--	--	X	X	X	--	--	--	X	✓	✓	--	--	X
Option 2: Special Exceptions Policy	?	✓	X	X	--	--	✓	--	--	✓	✓	✓	--	--	--	✓	X	X	--	--	✓

Both policy options are considered to be broadly consistent with national policy, which seeks to direct new development away from areas at flood risk. Option one would ensure no further development took place in locations at flood risk, whilst policy two could provide greater flexibility to deliver development in areas at flood risk when there are clear sustainability or community benefits in do so. None of the options are likely to give rise to major impacts due to the influence of existing guidance in the National Planning Policy Framework in respect of flood risk.

In general the appraisal indicates that a complete restriction on new development in areas at flood risk could have a negative impact on objectives to provide decent and affordable homes that meet local need, provide facilities close to where people live, diversifying and strengthening local economies, reusing previously developed land and conserving and enhancing landscape and townscape character. However it was considered that the extent of impacts likely as a result of option 1 would be limited given the relatively small number of settlements that are located wholly within an area of flood risk.

In contrast it is considered that allowing some development in areas at flood risk where necessary (option 2) could have an impact on the wellbeing and safety of existing and future residents and businesses and could lead to an increase in the number of properties at flood risk now and in the future as a result of climate change. However a more flexible approach to development in the flood plain could also support limited continued growth in towns and villages which could support the provision of affordable and decent housing that meet local needs, the provision of new or enhanced facilities locally (including flood defences) and the diversification and strengthening of the local economy. It could also have minor benefits in respect of reducing greenfield land losses and conserving and enhancing local landscape and townscape.

#### **Identification of the Preferred Option**

**Option 2 is the Council's preferred option.** Whilst option two could have more significant negative impacts in respect of health and wellbeing and objectives to reduce flood risk and climate change impacts, it is considered that the social and economic benefits of allowing limited growth could outweigh these issues. For example by allowing some flexibility to accommodate growth in areas at flood risk the Council would be able to regenerate brownfield or derelict sites and deliver new market or affordable homes and businesses in villages which are located fully within areas of flood risk where clear community benefits can be derived from development. However the purpose of this policy would be support such development only in exceptional circumstances where development in areas at lower flood risk is not possible.

In contrast option 1 could be inflexible and may stymie appropriate or necessary development within existing or areas at flood risk, or in areas of potential future flood risk. In addition this option, whilst broadly consistent with flood risk policy included in the NPPF, could restrict opportunities to regenerate brownfield sites or to deliver new development which can reduce flood risk to new and existing communities.

#### **5.6.4 ISSUE 17: WATER SUPPLY OPTIONS**

Water supply options were consulted upon in the July 2010 Issues and Alternative Options Consultation. The two broad options identified are as follows:

1. Option 1: Maintain Current Building Regulation Standards
2. Option 2: Higher Standards: Specification of High Environmental Standards Relating to Water Supply

#### **Summary of responses**

In total 97 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: higher standards (a total of 55 respondents favoured this approach). A further 40 respondents considered that option 1 (relying on building regulations requirements) would be the most sensible policy for managing water supply issues. No other alternative strategic water supply options were identified during consultation although one respondent considered that further development of existing reservoirs (such as Foremark) could increase capacity of infrastructure to accommodate growth. However how supply

needs are met is an issue for water companies rather than the District Council and current water resource management plans affecting South Derbyshire focus on demand management rather than new reservoir capacity.

### **What May Happen if the Local Plan is Not Prepared**

Present water consumption in the Derby HMA stands at around 33MI/d. This is expected to increase to around 38MI/d by 2026 based on assumed population increases and the measures water companies propose to take to reduce water demand. In particular Severn Trent (the largest water supplier across the Derby HMA) states in its Water Resource Management Plan that in order to maintain a surplus supply it will need to successfully manage the demand of new and existing customers, and the company considers that the Local Authorities have a key role in supporting its demand management strategy. Further sustainability reductions across Severn Trent's strategic grid will further reduce existing supplies.

The Government has recently introduced a minimum regulatory standard for water consumption in all new homes. This has been set at 125 l/h/d (including external water use). This is below current usage indicated by Severn Trent of 135l/p/d and has been introduced through amendments to the Building Regulations in 2008 (CLG, 2007). The regulatory minimum is approximately equal to the Code for Sustainable Homes Level 1/2 standard, when an allowance for external use is included.

Suppressing water demand in new development could help water companies make best use of existing headroom at waste water treatment works by ensuring that new flows from future development are minimised. Perhaps, most significantly however, restricting flows to sewage treatment works will also allow water companies to restrict any increase in total discharges to local watercourses - three quarter of which are failing to meet objectives identified in the Water Framework Directive. Data published by Severn Trent indicates that of the 75% of rivers currently failing to meet WFD objectives 21% is as a direct result of water company point source pollution or discharges from waste water treatment works.

If the Plan is not prepared it is likely that new development would be more water efficient than existing stock due to requirements set out in building regulations. However it is less clear whether water supply beyond 2035 will continue to be in surplus within the east midlands water resource zone. The inclusion of stricter water quality targets could help water companies and other agencies tackle issues associated with unsustainable levels of water abstraction, and could reduce the scale of impacts of increased development on the water environment.

### **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

The inclusion of a water efficiency policy could help minimise the impacts of new development on water dependent wildlife sites such as the River Mease SSSI and SAC. It could ensure that water demand is minimised in new homes and businesses and in ensure the sustainable use of natural resources. The inclusion of a water efficiency policy could allow water companies to better adapt to the challenges of climate change

and could also ensure that point source discharges to watercourse from treatment works are minimised and that headroom at existing waste water treatment works is efficiently used.

### The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

No strategic development is proposed for the catchment of the River Mease Special Area of Conservation (see Issue 9) and as such this policy is unlikely to have any water quality impacts associated with proposed sites. However both options could help to ensure that where sites are allocated in the Part 2 Local Plan or come forwards as windfalls that development has a reduced effect on the SAC (as a result of suppressing flows to treatment works which in turn discharge to the River).

Long-term growth could impact on the ability of water companies and other appropriate bodies to meet strict water quality targets set out in the Water Framework Directive. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease, numerous smaller watercourses are also failing their WFD objectives. The District Council’s Water Cycle Strategy indicates that most pollution is as a result of agricultural runoff in the catchment and treated effluent from wastewater treatment works serving existing and new development. Neither option would give rise to air quality impacts or sites protected pursuant to the Birds Directive.

Proposals to increase the water efficiency of new homes could help lessen impacts outlined above and would contribute sustainability objectives to tackle deprivation, ensure the efficient use of resources, make best use of existing infrastructure and improve the design of new developments.

### Summary of Broad Options Appraisal

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District’s skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District’s contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District’s landscape and townscape character
Water Supply																					
Option 1: Building Regulations	X	--	--	--	--	✓	--	✓	--	--	--	✓	X	✓	XX	--	--	X	--	--	--
Option 2: Higher Standards	X	--	--	--	--	✓	--	✓	--	--	--	✓	X	✓	X	--	✓	X	--	--	--

Both policy options performed broadly the same against the Sustainability Appraisal Framework. However Option 2 (Higher Standards) would have slightly better outcomes against objectives to protect habitats and species, promote social inclusion, make best use of existing infrastructure, promoting sustainable construction, reducing water pollution and reducing and managing the impacts of climate change.

#### **Identification of the Preferred Water Supply Option**

**Option 2 is the Council's preferred option**<sup>12</sup>. Whilst this options could slightly increase developer costs (for example by having to install low flow showers and tap fittings and dual flush toilets in new development) the environmental and long term economic benefits associated with this option are sufficient to justify a policy to restrict water usage beyond building regulations. This is partly because reduced water demand could help water companies balance the supply and demand of water resources, but also because a restriction in water supply would in turn suppress discharges into local rivers and water courses many of which are failing to meet necessary standards set out in the Water Framework Directive or Habitats Directive. In addition it was clear during previous consultations that there was support from around 60% of respondents for setting higher water efficiency targets in South Derbyshire.

### **5.6.5 ISSUE 18: WASTE AND SURFACE WATER OPTIONS**

This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. The two broad options identified are as follows:

1. Option 1: Seek sustainable urban drainage systems wherever practicable in accordance with the National policy (BUA)
2. Option 2: Higher Standards: Specification of High Environmental Standards Relating to Surface Water Management.

#### **Summary of Responses**

In total 104 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: higher standards (a total of 56 respondents favoured this approach). A further 36 respondents considered that option 1 (relying on national policy requirements) would be the most sensible policy for managing water supply issues. No other alternative strategic water supply options were identified during consultation although a number of responses addressed specific site based issues related to housing site proposals, minewater rebound in the South Derbyshire Coalfield and the River Mease SAC.

#### **What May Happen if the Local Plan is Not Prepared**

Presently around half of all homes built in the District include some form of Sustainable Urban Drainage Scheme (SUDS). These are typically homes built on large greenfield sites. In contrast homes built on smaller greenfield sites, or on previously developed land usually drain to Severn Trent's foul water system. Since the consultation was undertaken the government has become increasingly concerned about flood risk and in April 2010 implemented the Flood and Water and Management Act. This Act implemented many of the recommendations of the Pitt Review which was undertaken following the widespread flooding of 2007 when more than 55,000 homes and businesses were flooded. The flooding was largely caused by surface water run off overloading drainage systems.

Some parts of the Act were not immediately enforced in 2010. It is expected that Schedule 3 of the Act will only apply from April 2014. Schedule 3 will require the inclusion of sustainable drainage of surface water in developments that require planning approval or have drainage

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<sup>12</sup> Subject to the outcome of the government's Housing Standards Review Consultation. DCLG 2013.



implications. It removes the automatic right, established by the Water Industry Act, to connect to public sewers and instead gives powers to local authorities as Sustainable Urban Drainage Systems (SuDS) Approving Bodies (SAB's) to approve new drainage systems and their connection to public sewers. SAB's will assess proposed sustainable drainage systems in accordance with a new National Standard. The National Standard has yet to be published, but it will address the way drainage systems are designed, constructed, maintained and operated. It is likely to consider run-off destination, peak flow rates, volume and water quality.

As a result of the above it is likely that more stringent requirements will fall on developers in respect of surface water drainage. In the absence of the plan it is therefore likely that a greater proportion of new developments will incorporate SuDS and these will be required to meet new national standards.

### **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

The inclusion of surface and waste water drainage policy could help minimise the impacts of new development on water dependent wildlife sites such as the River Mease. It could reduce pollution to local water courses by minimising nutrient and sediment flows. In addition the separation of surface and foul water could help relieve pressure on the sewerage network (and hence make best use of infrastructure) and could reduce instances of foul water flooding or sewer overflows or surcharges. The inclusion of SuDS could also contribute to the delivery of green infrastructure within development sites and could help secure long term biodiversity gain.

### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

No strategic development is allocated for the catchment of the River Mease Special Area of Conservation (SAC) and as such this policy is unlikely to affect the SAC. However both options could improve water quality generally and help reduce urban diffuse pollution where development comes forward through the Part 2 Local Plan or as a windfall. In addition policies to control surface water runoff on site could reduce diffuse pollution across all river catchments and could assist water companies, the Environment Agency and others ensure that surface and ground water achieve Water Framework Directive targets. Neither option would give rise to air quality impacts or sites protected pursuant to the Birds Directive.

Proposals to deal with surface water on site could also reduce flooding, and contribute to the delivery of green infrastructure and biodiversity gain on development sites.

## Summary of Broad Options Appraisal

Water Supply	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: National Policy	✓	--	--	--	--	--	✓✓	--	--	--	✓	?	✓	✗	✗	✓	✓	--	--	--	
Option 2: Higher Standards	✓	✗	--	--	--	--	✗	✓✓	--	--	--	✓	✓	✓✓	--	✗	✓✓	✓	--	--	--

Both policy options performed broadly the same against the Sustainability Appraisal Framework. However Option 2 (Higher Standards) would have slightly better outcomes against objectives to improve the quality of built development, promoting sustainable development, and managing flood risk. It could have negative outcomes compared to option 1 in respect of affordable housing and infrastructure delivery as it could increase developer costs.

### Identification of the Preferred Option

**Option 1 is the Council's preferred option.** Whilst it is clear that enhanced requirements in respect of waste and surface water could have a positive impact; since the Council undertook its initial consultation in 2010 national government has subsequently enacted the Flood and Water Management Act. Schedule 3 of this act is likely to be implemented in 2014 (although its implementation has been delayed several times to date) it will, once implemented, require developers to integrate SuDS into new developments - including small scale schemes.

Given that national requirements will be implemented within the Plan period and overtime these will provide a level of protection to the District's watercourses and in respect of onsite flood risk comparable with any enhanced policy for South Derbyshire, it is considered that there is no longer a requirement to pursue improved SuDS provision through the Local Plan. Instead the Authority will seek to work with developers and the County Council as Lead Local Flood Authority and SuDS Approval body to implement proposed changes effectively. There would however still be merit in including a general water quality policy in the Local Plan referring to SuDS, but this will seek to reinforce and clarify national policy provisions rather than set stricter requirements in respects of SuDS provision.

### 5.6.6 ISSUE 19: OPTIONS FOR AFFORDABLE HOUSING

Overall options for affordable housing were consulted upon in the July 2010 Issues and Alternative Options Consultation. In total three discreet options were identified for increasing affordable housing supply. A further business as usual scenario was also reviewed through the Sustainability Appraisal (but not included as a broad policy option) as the delivery of low levels of affordable homes through the Plan Period would not comply with requirements in the National Planning Policy Framework for “the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area”.

The four options tested through the Sustainability Appraisal are as follows:

1. Business As Usual Option
2. Lower Threshold - Increase provision of affordable dwellings by setting a lower threshold
3. Increased Requirement - Increase the provision of affordable housing required on sites which exceed the qualifying site size threshold.
4. Allocate Sites - Allocate sites solely for affordable housing to meet specific local needs

#### Summary of Responses

In total 116 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1 (having a lower threshold for affordable housing on sites), this option was supported by 47 respondees. Option 2 (increasing affordable housing requirements on sites) was less well supported with only 26 respondees indicating support for this approach. In addition 103 representations were received back on Option 3. Of these around two thirds considered it inappropriate to allocate affordable housing sites whilst just over a tenth thought it desirable. A significant number of respondents made comments relating to specific sites or unrelated issues.

#### What May Happen if the Local Plan is Not Prepared

The Derby Housing Market Area Strategic Housing Market Assessment indicates that there are 10,753 households on the housing register in South Derbyshire, Derby City and Amber Valley, (of these 1,839 are in South Derbyshire). Of this overall figure 7,775 are defined as being in housing need, however of these households 2,653 currently occupy affordable housing (and are seeking to transfer to an alternative home). There are therefore 5,122 households on the register and in need. The distribution of these households is indicated in Figure 5.10 below.

Figure 5.10: Affordable Housing Need in the Derby HMA

Area	On Register and in Need	Total Number of Households	% On Register and in Need
South Derbyshire – Derby Fringe	93	10,639	0.9%
South Derbyshire – North West	47	6,559	0.7%
South Derbyshire – Swadlincote and South	569	21,350	2.7%
<b>South Derbyshire</b>	<b>709</b>	<b>38,548</b>	<b>1.8%</b>
Amber Valley	1,247	52,689	2.4%
Derby City	3,166	101,857	3.1%
<b>Total</b>	<b>5,122</b>	<b>193,093</b>	<b>2.7%</b>

Based on data included in the Derby HMA SHMA update July 2013

However around 23% of households on the register and in need are estimated to be likely to have sufficient income to afford market housing reducing the backlog need to 3,924 households.

In addition to the backlog it is also expected that 10,335 new households will form over the next five years (2012-17) across the HMA, in addition a further 6,605 existing households are forecast to fall into housing need. This indicates a newly arising need total need of 16,940 households across the HMA for the five years to (2017). Of this total 2,546 households will be based in South Derbyshire.

Based on existing and newly arising affordable housing need there is an overall requirement for the delivery of 8,833 affordable homes in the HMA between 2012-17. This need will be partly met by existing planning consents which will deliver around 1,200 new homes although clearly the emerging Local Plans being prepared by the partner Authorities can go some way to boosting the supply of affordable homes, although given the scale of identified need it is unlikely to be fully met within the next five years.

Without a Plan setting out a strategic approach to housing delivery (including the provision of affordable housing), planning applications and growth will continue to be determined having regard to national policy and particularly presumption in favour of sustainable growth and also the need to maintain a five-year housing land supply. Where housing provision fails to meet the five year supply requirement any applications submitted to the Authority will need to be considered on their merits and appropriate sites released to make up the five year supply. In such circumstances the Planning Authority will be unable to plan housing delivery strategically and may not be able to deliver new market and affordable homes based on actual demand or need as the focus is on ensuring adequate supply rather than planning for growth in the locations with the greatest affordable housing need/demand. The inclusion of a site specific allocations and specific affordable housing requirements (together with a housing trajectory) will provide far greater certainty about the location, and number of homes to come forward and will assist delivery partners allocate resources accordingly.

### **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

The inclusion of no, or inadequate policy in the Part 1 Local Plan on affordable housing could undermine the ability of the Planning Authority to maximise affordable housing delivery. This would have social impacts in respect of improving the health and wellbeing of local residents as well as tackling deprivation within the District or wider HMA. The inclusion of overly onerous policy in the plan could jeopardise housing delivery (market and affordable) by undermining the viability of sites, or could affect developer contributions available to education authorities, healthcare providers or the local authorities in respect of transport, open space, green infrastructure, flood risk infrastructure (SuDS or flood defences) and biodiversity enhancement and management.

### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

The overall impact of housing delivery have been considered in issues 1 and 3. No additional impacts are expected as a result of the inclusion of a policy to ensure that strategic sites come forward with an affordable housing component. The inclusion of an affordable housing policy in the Part 1 Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

In setting out specific affordable housing requirements for strategic sites and windfalls the inclusion of a policy in the Plan should not give rise to impacts any different to the delivery of market housing (considered in issue 1), as long as any policy does not undermine the viability of sites

by including onerous requirements in respect of affordable housing supply. Should this occur it could lead to sites being stalled until their viability improves, or could squeeze out other developer contributions as previously outlined. However this issue could be remedied through the inclusion of a viability clause in any affordable housing policy.

### Summary of Broad Options Appraisal:

Affordable Housing Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Business as Usual	--	✓	✓	--	--	✓	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Option 1: Lower Threshold	--	✓✓	✓✓	--	--	✓✓	--	--	--	--	--	?	--	--	--	X	--	--	--	--	--
Option 2: Increased Requirement	--	✓✓	✓✓	--	--	✓✓	--	--	--	--	--	?	--	--	--	--	--	--	--	--	--
Option 3: Allocate sites	--	✓✓	✓	--	--	✓✓	✓	?	--	✓	✓	✓	--	--	--	X	--	--	?	--	X

The inclusion of no policy in the Local Plan would have minor positive impacts in respect of delivering limited amounts of affordable housing to tackle local housing need. This would have minor wellbeing and social inclusion effects. No other effects in respect of this policy were identified. Policies 2 and 3 would boost affordable housing delivery and would have effects similar to option 1 although impacts would be enhanced. However uncertain effects were recorded against the SA objective to improve urban design as it was considered that overly onerous affordable housing requirements could negatively impact on the overall design of sites.

Option 3 is a distinct policy option to boost affordable housing by allocating exceptions sites on the edge of settlements to meet identified housing need. This would perform broadly in line with options 2 and 3 but could also have minor positive impacts in respect of objectives to improve local accessibility; diversify and strengthen local rural economies; enhance the vitality of existing rural centres and improve the quality of new development in rural areas. Uncertain or negative impacts against the SA objectives were identified in respect of minimising the irreversible loss of greenfield sites; making best use of existing infrastructure and reducing the need to travel; protecting and enhancing cultural heritage and conserving and enhancing the Districts landscape.

## Identification of the Preferred Option

**Option 2, supported by a criteria-based policy to allow affordable housing exceptions sites is the Council's preferred option.**

The Council's preferred option is to include a specific affordable housing requirement within the Local Plan. This will seek to deliver 40% (gross) affordable homes on all sites over 15 dwellings or 0.5 hectares subject viability. This would represent a major increase to actual historic affordable housing delivery rates. However, to allow for the flexibility necessary to support this option is considered that any policy drafted should include an appropriate viability clause.

In respect of option one the Authority considers that reducing the threshold or size of the sites that should contribute to affordable housing delivery is unlikely to be viable in current economic climate. Presently the Authority seeks affordable housing on all sites over 15 units or 0.5ha as a starting point. Having reviewed the small sites that have come forward in the recent past many of these are on previously developed land (including former public houses) within existing urban areas (i.e. Swadlincote or the villages). By setting a low threshold the Authority could undermine the reuse of small previously developed sites which often have abnormal costs associated with demolition or remediation. Failure to secure the reuse of such sites could have detrimental impacts on surrounding communities and would undermine government objectives to reuse brownfield sites ahead of greenfield locations.

In respect of option three the Authority supports the principle of allowing affordable housing on exceptions sites in line with requirements set out in the National Planning Policy Framework. However the Council considers it desirable to provide flexibility in the Plan. Having reviewed the performance of policy three the Authority is of the view that whilst the allocation of sites could provide short term certainty by specifically allocating exceptions sites, it accepts that overtime housing needs could change and that the allocation of sites may not allow the Authority to act flexibly to address such changes. As a result it is considered more appropriate to include a criteria based policy in the Plan. The policy could support affordable housing delivery on greenfield sites outside of settlement boundaries where it can be demonstrated that sites are sustainable and meet identified affordable housing needs which cannot be met on existing nearby development sites or within settlement boundaries. The inclusion of such a policy is not considered mutually exclusive to Option 2 (setting a requirement of 40% for sites over 15 dwellings) and could sit alongside this policy to help meet overall housing requirements.

### 5.6.7 ISSUE 20: OPTIONS FOR HOUSING DENSITY AND MIX

Overall options for housing density, mix and town cramming were consulted upon in the July 2010 Issues and Alternative Options Consultation. In total two discreet options were identified in respect of this issue:

1. **Standard Minimum Density** - Adopt an approach of requiring national minimum densities to be achieved together with an appropriate mix of dwellings
2. **Area Based Approach** - Apply appropriate approaches to housing design, type and density in different parts of the District.

#### Summary of Responses

In total 117 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2 (area based approach); this option was supported by 85 respondees. Option 1 (standard minimum density applied district wide) was less well supported with only 28 consultees supporting this approach. A further 3 respondees indicated that as much development as possible should be located within existing urban areas. However the issue of the housing distribution is considered in

Issue 3, and implicit within any distribution strategy is the need to make effective use of previously developed sites for locating new development as this is a requirement of national planning policy set out in the National Planning Policy Framework.

**What May Happen if the Local Plan is Not Prepared**

Historically housing density has varied across the district and overtime. In the recent past there was a move towards higher density development within the district. This is reflected within completions on large sites in South Derbyshire between 2008 and 2011. In particular there has been a bulge in higher density properties, and no large scale developments at less than 30 dwellings per hectare between 2009-11. This bulge in higher density completions is likely to reflect the buoyant market conditions up to 2007, which led to planning applications which often included significant numbers of flats and maisonettes, in the years running up to the credit crunch. Inevitably there is a lag between the time permissions are granted and the time it takes to build out a site or phase of a site and this is reflected in the figures. Since 2008 demand seems to have rebalanced and anecdotal evidence from developers, backed up by data in the 2011-12 Annual Monitoring Report (AMR) seems to indicate a return to lower density development. This trend, if indeed it is a trend, rather than an anomaly in the data, will continue to be monitored through the Council’s AMR.

Figure 5.11 Housing Density on wholly completed large sites

No. of dwellings per hectare (DPH)	Less than 30dph	30-50 dph	More than 50 dph
2011-12	23%	77%	0
2010-11	0	59%	41%
2009-10	0	52%	48%
2008-09	9%	46%	45%
2007-08	24%	61%	15%

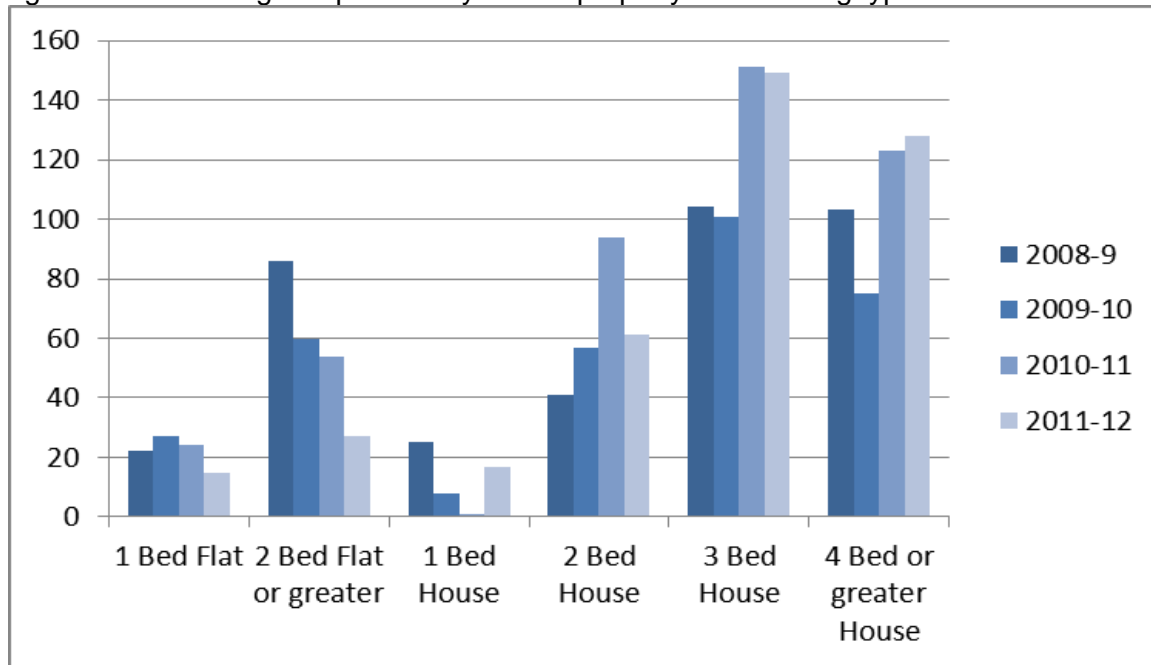
In respect of housing mix, the Derby Housing Market Strategic Housing Market Assessment Update indicates that dwelling stock across the HMA is reasonably well balanced. This is illustrated below in Figure 5.12.

Figure 5.12: Housing by Type in the Derby HMA

House Type	Amber Valley	Derby City	South Derbyshire	Derby HMA	East Midlands
Detached	35.8%	23.0%	39.8%	29.9%	32.2%
Semi-detached	36.5%	38.6%	34.9%	37.3%	35.1%
Terraced	20.9%	23.3%	18.1%	21.6%	20.6%
Flat/maisonette	6.7%	14.8%	6.5%	10.9%	11.7%
Other	0.1%	0.2%	0.7%	0.3%	0.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

As is illustrated in the above table around 40% of homes within the district are detached. A further 35% are semi-detached; the remaining 25% of homes are either terraced properties, flats or other types of accommodation. Recent housing delivery within the district has also tended to indicate increasing demand for 3 and 4 bedroom properties and falling demand for 1 and 2 bedroom flats.

Figure 5.13: Housing completions by size of property and housing type.





According to the Derby Housing Market Area Strategic Housing Market Assessment the greatest requirement is for 2- and 3-bedroom homes, with a higher requirement for smaller homes in the affordable sector; and stronger demand for larger family homes in the market sector. The modelled requirements for different sizes of homes in South Derbyshire are shown in Figure 5.4 below. It is intended that the mix of housing delivered is monitored against this and that this mix informs the portfolio of sites identified in the Local Plan.

Figure 5.14 Net Need for Different Sizes of Homes – Market and Affordable South Derbyshire, 2012-28

	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>
Market	3%	23%	52%	21%
Affordable	22%	37%	37%	4%
Total	8%	27%	48%	17%

Without a Plan setting out a policy approach in respect of housing density and mix, it is likely that developers will respond to market signals in respect of these issues. This is likely to see a continuing move away from the development of flats back towards larger family properties in the short to medium term. However in the absence of a policy to control housing mix and density it is possible that higher density developments, and a move back towards flatted properties and smaller properties could occur either as a result of on-going mortgage market restraint, or driven by developers in response to consumer demand.

#### **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

Density and mix options could influence urban design quality and could have a direct effect on the delivery of homes that meet local community need including lower density developments such as bungalows, larger family homes or assisted living accommodation. Lower density development could lead to increased greenfield losses as fewer homes could be accommodated on each hectare of land compared a policy which sets out a minimum density requirement irrespective of location. A policy to support more flexible density and mix requirements could also have implications in respect of habitat protection and on site biodiversity gain, the delivery of green infrastructure, sustainable urban drainage provision and on site surface water management and climate change impacts (by allowing passive home design and construction and by including land for urban cooling and shading).

#### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

The overall impact of housing delivery has been considered in issues 1 and 3. No impact in respect of the Air Quality or Birds Directive is likely as a result of options in respect of this issue. Options which support higher density development could have a minor effect the Authority's preferred approach to surface water management (see Issue 18) and could restrict opportunities to support the delivery of SuDs systems on some sites which could in turn restrict opportunities to improve surface water quality. However given that the treatment of water on site will be mandatory under the Flood and Water Management Act, higher density targets would be unlikely to have any notable impact.

Higher density developer could restrict opportunities for integrating new development into the landscape and existing townscape and could reduce opportunities for the provision of onsite habitat creation and green infrastructure provision. In contrast however higher density development would safeguard greenfield land. Lower density developments could provide more opportunity to screen and integrate development and provide new habitats and Green Infrastructure on site. It would however lead to a greater loss of greenfield sites.

## Summary of Broad Options Appraisal:

Housing Density and Mix	To avoid damage to designated sites and species. (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Standard Minimum Density	--	--	--	--	--	--	--	--	--	--	--	?	--	--	✓	?	✓	--	?	--	?
Option 2: Area Based Approach	--	✓	✓	--	--	--	?	?	--	--	--	✓✓	--	?	✓	✗	✓	?	✓	--	✓✓

Option One (which is the business as usual option) would have a number of uncertain effects but could help improve environmental effects in respect of the design of the built environment, water pollution, flood risk heritage and landscape and townscape depending on the minimum density set within the policy. Conversely, however if too higher density is set this option could have negative impact against these sustainability appraisal objectives. As such an uncertain impact has been set in respect of these issues.

Allowing greater flexibility to determine appropriate density and housing mix would have positive benefits in respect of providing homes that meet local need, improving wellbeing, improving the quality of new design, reducing water pollution and flood risk, and protecting local heritage assets and their settings and local landscape and townscape character. This objective could however have uncertain effects in respect of accessibility and reducing the need to travel, promoting sustainable use of natural resources, and managing climate change. It would have negative effects in respect of minimising the loss of greenfield sites as it is likely that lower density development would occur in some locations leading to higher greenfield losses.

### Identification of the Preferred Option

**Option 2 is the Council's preferred option.** Having reviewed the likely performance of the two options to mitigate the likely effects of large scale growth considered earlier in the sustainability appraisal it is clear that option 2 will overall have a more beneficial effect in respect of ensuring appropriate housing delivery and protecting the natural and built environment.

The Authority has assumed average development of 30ha per dwelling across the developable site areas in its assumptions concerning the overall density of development in identifying the number and size of sites necessary to meet local need, although in some cases lower densities are assumed where constraints indicate that achievable densities on specific sites will be lower. However the average used by the authority is significantly lower than average densities recorded in recent years. Whilst it is recognised that the density of sites has fallen in the past few years as developers have moved away from flatted developments towards family homes (consistent with data in the SHMA that indicates the need for a greater number of two and three bed homes), sites recently granted planning permission continue to suggest that overall densities will be notably above the assumed density of 30 d/p/h assumed by the Council. Therefore given that the sustainability appraisal indicates that flexibility could help deliver more positive outcomes in respect of the built and natural environment the Council has identified Option 2 as its preferred policy approach.

### **5.6.8 ISSUE 21: SPECIAL HOUSING NEED OPTIONS**

This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. Three broad options were identified as follows:

- Rely on statutory incremental increase in building regulations requirements for the provision of lifetime homes
- Set targets for lifetime homes provision
- set higher targets for lifetime homes on specific identified strategic / exemplar sites

#### **Summary of Responses**

In total 101 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 1: rely on building regulations (a total of 37 respondents favoured this approach). A further 29 respondents considered that option 2 (set targets) would be the most sensible policy for delivering homes which meet the needs of all sections of the community. A further 14 respondents considered that higher targets could be included on specific strategic or exemplar sites. It was considered by one respondent that within the special housing need issue greater attention should be provided to the issue of gypsies and travellers. However since the previous consultation was undertaken further guidance has been published by the government in respect of this type of accommodation need and a policy will be included within the Local Plan to ensure that where need is identified this will be met.

#### **What May Happen if the Local Plan is Not Prepared**

The Derby Housing Market Area Strategic Housing Market Assessment indicates that moving forward, the strongest population growth over the period to 2028 is expected to be of those aged over 60. This is expected to be strongest in South Derbyshire which is forecasted to see 38% growth in the number of people aged 60-74 in the period to 2028 and a 92% (a near doubling) of residents aged over 75.

Many older people will continue to live in properties they have lived in for many years; and wish to occupy larger properties than they might need to allow friends and relatives to come and stay. It will be important to consider how to best meet their changing housing needs through the Plan. This is likely to require provision of support in making alterations to properties.

Substantial growth in the population at the higher end of the age spectrum can be expected to generate requirements for specialist housing. The analysis included in the SHMA suggests a 66% growth in the older population with dementia over the period to 2030 and a 55% increase

in those with mobility problems. The SHMA outlines the need for a strategic and coordinated policy as the most cost effective means of delivering and coordinating provision of housing and care.

**Figure 5:15: Population Change 2011 to 2028 by Fifteen Year Age Bands**

Age Group	Amber Valley		Derby City		South Derbyshire		Derby HMA	
	Change in Population	% change from 2011	Change in Population	% change from 2011	Change in Population	% change from 2011	Change in Population	% change from 2011
Under 15	1,013	5.1%	2,656	5.6%	3,665	21.1	7,333	8.6%
15-29	-1,045	-5.2%	2,465	4.5%	912	5.6%	2,332	2.6%
30-44	-489	-2.0%	5,164	10.1%	1,639	8.0%	6,313	6.6%
45-59	-1,118	-4.3%	877	2.0%	1,775	8.9%	1,534	1.7%
60-74	3,974	18.2%	8,540	27.1%	5,448	37.6%	17,961	26.5%
75+	8,242	79.4%	7,069	37.3%	5,990	92.0%	21,301	59.4%
Total	10,576	8.6%	26,771	10.8%	19,428	20.5%	56,774	12.2%

The SHMA also indicates that the adult population with a range of disabilities is expected to increase slightly (by around 11%-13%). This may however generate additional demand for specialist accommodation but many households again will want to remain independent and there is a need to ensure access to suitable and affordable housing for those with disabilities and deliver housing services as an integrated package of health and care.

However, the delivery of Lifetime Homes comes at a cost. According to government figures published in 2007 costs range from £545 to £1615 per dwelling, depending on:

- the experience of the home designer and builder;
- the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones);
- whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs)

In the absence of a plan being produced it is likely that new housing developments will continue to be aimed at the general market rather than specific sections of the population who are more likely to be vulnerable or have additional or complex housing needs, not least because of the additional costs to the developer (and the consumer). However, a policy to improve the adaptability of new homes (in order that it could meet the needs of the occupier, regardless of their age or health) could allow residents to remain living in their homes for longer and reduce the need to rehome residents as their needs change.

#### **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

The inclusion of a policy to inform housing adaptability could help ensure homes meet local community need and could contribute towards the wellbeing of residents it could also affect building and site design or the density of new development, which could increase greenfield land losses it could also increase the cost and potentially affect the viability and supply of new homes.

### The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

The overall impact of housing delivery has been considered in issues 1 and 3. No additional impacts are expected as a result of the inclusion of a policy to direct elements of housing design related to lifetime homes or a similar standard. The inclusion of such a policy in the Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

The local plan will bring forward the delivery 13,454 homes between 2008-28. By the end of the Plan period homes built since 2008 will account for 25% of all housing stock and could improve the mix and suitability of housing to meet the needs of an ageing population. However, whilst this policy will not be responsible directly for bring homes forward (but rather influencing some elements of detailed design on site), it could have effects in respect of the wellbeing of local residents. In addition the additional and more stringent requirements included in lifetime homes or similar standard could have impacts in respect of design (for example by increasing storage areas and ensuring adequate lighting provision in new development). However a lifetime homes policy could lead to a slight reduction in the density of new development which could lead to a slight increase in overall greenfield land losses.

### Summary of Broad Options Appraisal

Special Areas of Housing Need	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Option 1: Using Building Regulations	--	?	?	?	--	?	✓	--	--	--	--	?	?	--	--	--	--	--	--	--	--
Option 2: Set Targets	--	✓✓	✓✓	✓	--	✓	✗	--	--	--	--	✓	✓	--	--	--	--	--	--	--	--
Option 3: Higher Targets on specific Sites	--	✓✓	✓✓	✓	--	✓	✗	--	--	--	--	✓	✓	--	--	--	--	--	--	--	--

Having reviewed the broad options identified it is clear that the impacts relate mainly to social impact or urban character. Nonetheless, the appraisal indicates that option 1 would be more likely to have uncertain effects, this is as a result of relying on changes to building regulations to improve housing design, and whilst element of lifetime homes are expected to be included in part M of the building regulations it is currently

unclear to what extent, and when any such changes could improve the adaptability of homes to residents changing needs. In contrast options 2 and 3 would have more notable impacts especially in respect of delivering homes that meet local needs and improving health and wellbeing. Less significant positive effects would arise in respect of promoting community safety, promoting social inclusion, improving the quality of the built environment and minimising waste.

### **Identification of the Preferred Affordable Housing Option**

**Option 3, (higher targets on specific sites) is the Council's preferred option.** It is considered that the two approaches for requiring onsite targets to be included in respect of lifetime homes (or a similar standard) would perform similarly. However, it was identified during appraisal work that option 3 may provide a more flexible approach to delivery. This is because it could allow a more flexible approach to delivery which could respect issues such as viability, site size, location and character and identified local need. However, it is possible that the inclusion of specific lifetime homes standard either within the Part 1 Plan or expected Design Supplementary Planning Document will not be consistent with future National Government policy. A current consultation is proposing that housing standards be determined through building control only. The Council will monitor the outcomes of the Governments Housing Standards Review Consultation and will seek to amend its approach to lifetime times to reflect national requirements.

## **5.6.9 ISSUE 22 TOWN CENTRES AND RETAILING OPTIONS**

This issue was consulted upon as part of the Issues and Alternative Options Consultation in July 2010. Two broad options were identified as follows:

1. Priority to A1 Uses (Business as Usual): Afford the highest priority to A1 usage in the primary shopping frontages
2. Mixed Use Approach: Allow for a wider mix of town centre uses in the primary shopping areas.

### **Summary of Responses**

In total 81 responses were received during the Issues and Alternative Options Consultation undertaken in 2010. Of the responses received most support was evident for Option 2: (a mixed use approach to town centres was supported by 49 people). A further 25 respondents considered that option 1 (priority to A1 uses) would be the most appropriate policy to control uses in town centres. English Heritage considered that slightly different approaches may be needed for some settlements due to the historic nature of some village centres in South Derbyshire. However, the Authority considers that the strategic options outlined could be appropriate across all locations subject to the inclusion of design and heritage policies in the Local Plan to ensure the character of villages is not eroded as a result of the Council's identified options to control town and village centre uses. A further representation received from DPP also indicated that they considered that further broad strategic options in respect of retail existed. However this submission failed to identify what these broad strategic options could be. In light of this, the Council is satisfied that no further broad options need testing through the SA. However, further retail policies are likely to be pursued in a later development plan documents; Part 2 Local Plan. This could include policies to protect existing village shops and public houses, together with policies to promote new retail facilities or local centres in appropriate locations.

### **What May Happen if the Local Plan is Not Prepared**

The Council monitors vacancy rates within the District' main town centre (Swadlincote) on an annual basis. This work was last undertaken in Spring 2013 and this survey indicated a vacancy rate of around 11.5%. This remains significantly below national averages in respect of retail

vacancy rates which were recorded at 14.2% in February 2013. However, since the last retail survey there have been a number of large store closures and it is now likely that vacancy rates have climbed further. In the absence of the preparation of a Part 1 Local Plan it will be more difficult to control the mix of uses in Swadlincote town centre or other village centres and meet the requirements of the National Planning Policy Framework (NPPF) which requires that “Planning Authorities promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres”.

### The Environmental Characteristics of the District Likely to be affected by the Local Plan

In Planning for town centres and retail mix the Plan could have an impact in respect of fear of crime (by improving night time use of local centres or changes in antisocial behaviour); social inclusion (by improving access to nearby shops and services); strengthening the local economy and maintaining the viability and vitality of local centres. In addition the Plan could also influence local townscape quality and character including in areas of heritage importance.

### The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

The inclusion of a town centre and retail mix policy in the Part 1 Local Plan would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive. The inclusion of a retail policy in the Local Plan is unlikely to have any significant impacts on the environment, although a policy could make a limited contribution towards protecting areas which may be of heritage or townscape value in town or village centre locations. In addition the retail options identified would provide significant control over future uses in local centres and could help ensure that the Plan can make a positive contribution to the health of the local economy and the vitality and viability of the District’s local centres.

### Summary of Broad Options Appraisal

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Town Centres and Retail																					
Priority to A1 uses	--	--	--	?	--	?	--	--	?	?	?	--	--	--	--	--	--	--	?	?	?
Mixed Use Approach	--	--	--	✓	--	?	--	--	✓	✓	?	--	--	--	--	--	--	--	?	?	?

Having reviewed the two broad options it is clear that neither will have any notable impacts on the local environment. However, it was considered that option 2 (mixed use) could have more beneficial effects on the economy especially in the short term by allowing greater flexibility to reduce vacancies and improves shops and other services in Swadlincote and the district's village centres. In addition it was also considered that overall mixed uses in Swadlincote town centre in particular could increase visitors to the town at night which could in turn increase natural surveillance, although it is noted that the over provision of some leisure uses could lead to increased incidence of antisocial behaviour.

### **Identification of the Preferred Affordable Town Centre and Retail Option**

**Option 2, (mixed use approach) is the Council's preferred option.** It is considered that this approach best fits guidance published in the National Planning Policy Framework published in 2012 which states local planning authorities should plan positively for [the future of town centres] to encourage economic activity. This option also performs marginally better against the SA framework. In addition, given the relatively high levels of vacancy and the increasing pressure on town centres nationwide due to structural changes to the retail sector (for example as a result to the increasing prominence of online retail) a flexible approach to town and village centres is likely to provide the best approach to managing change within Swadlincote Town centre and the District's main village centres. Nonetheless, given that the appraisal process raised concerns about the long term health of town and village centres where too many shops (A1 uses) were lost, the Authority will continue to control losses through the inclusion of a policy to require any losses of A1 use which would require planning permission to be supported by appropriate marketing evidence.

### **5.6.10 ISSUE 23: INFRASTRUCTURE OPTIONS**

In total four broad Infrastructure options have been identified by the Council as part of the Issues and Alternative Options Consultation in July 2010.

1. Widen the types of development from which developer contributions will be sought
2. Funding new infrastructure through the negotiation of developer contributions through S106 (this is the business as usual approach)
3. Introduce a community Infrastructure Levy (CIL)
4. Combine a community infrastructure levy with negotiation of Section 106.

### **Summary of Responses**

In respect of widening the types of development from which developer contributions will be sought, this issue was considered by a total of 79 respondees. Of these 58 considered that it would be appropriate to seek contributions from a wider mix of new developments. Six did not support this approach. Four respondees had no view, whilst 6 responses indicated the need to fully meet the requirements of the Community Infrastructure Levy Regulations which came into force on the 6th April 2010. In addition to the general approach highlighted as option 1, the



Council also consulted on three collection approaches for securing developer contributions. This part of the consultation attracted 97 responses. Of these 39 supported the continued use of S106 to secure planning gain. 18 considered that CIL was the most appropriate collection method whilst 20 respondents indicated that a combination of S106 and CIL would be the most appropriate mechanism to secure planning gain. A further 20 respondents had no opinion; stated that collected methods would need to be in line with national requirements or made other comments. Having reviewed these other comments the Council is satisfied that none of these raise an alternative collection method which needs to be subject to appraisal.

### **What May Happen if the Local Plan is Not Prepared**

Presently infrastructure is a significant constraint to development in South Derbyshire. Key infrastructure issues relate to lack of road capacity on the edge of Derby City, and around a number of local routes elsewhere in the District; a lack of primary school provision in Swadlincote, Hilton and on the edge of Derby City and secondary schools provision in the northern parishes and on the edge of Derby City. Other issues include a lack of waste water treatment capacity and sewerage capacity in some parts of the District including around Swadlincote, Findern and Ticknall (waste water treatment) and the southern edge of Derby City (sewerage network). There is a lack of adequate medical care provision and sports and leisure facilities in a number of settlements

Whilst some of the infrastructure which will be required to support growth cannot be funded through the planning system (for example Severn Trent Water cannot accept developer contributions via the planning system<sup>13</sup>), many of the infrastructure deficiencies identified to accommodate growth will need to be fully funded by new development. This is particularly challenging as the costs of some of the infrastructure necessary to service future growth could be significant and could be well beyond any contribution that could be generated by a single development. This is particularly the case for some road infrastructure and secondary school provision (where need is identified for a new school rather than an extension to an existing one). In light of this, in the absence of the production of the Local Plan infrastructure contributions could be curtailed and infrastructure necessary to support growth may not come forward in a comprehensive fashion. However, as the Authority has a general duty to ensure that it has a five year supply of developable housing land, clearly the lack of infrastructure may frustrate delivery but is unlikely to stop development. Therefore without a Plan, growth would have to be accommodated even if the infrastructure constraints cannot be fully addressed.

### **The Environmental Characteristics of the District Likely to be affected by the Local Plan**

The inclusion of a policy to secure infrastructure provision (possibly supported by an Infrastructure Delivery Plan or IDP) could help ensure new development does not have unacceptable environmental impacts in respect of surface and foul water generation, climate change, landscape and biodiversity impacts. This could be ensured by the inclusion of requirements to fund necessary works or mitigation to ensure adequate

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<sup>13</sup> Severn Trent Water has a general duty under section 94 of the Water Industry Act to effectually drain the area. It is the opinion of Severn Trent Water, following the *Barratt Homes Ltd v Dwr Cymru Cyfyngedig (Welsh Water)* [2009] UKSC 13 case (“Barratts case”), that the law has been clarified such that this general duty extends to sewerage systems as well as sewage treatment works. To this end if either a) additional capacity or b) improvement (commonly referred to as “quality obligation”) is required at a WWTW these must be funded by Severn Trent Water.

water treatment on site, deliver open space which could contribute to urban cooling, protect the and manage existing wildlife areas on site and support delivery of new habitats including tree planting and other landscape mitigation.

In respect of social impacts, the inclusion of an appropriate local space and other social facilities such as schools, medical facilities and community buildings could improve wellbeing, and could contribute towards objectives to improve health and reduce inequalities. The delivery of infrastructure could also improve accessibility to local services, shops and employment and could help ensure that existing infrastructure has the capacity necessary to continue working effectively. In some locations new infrastructure could also help make communities safer or increase options for traveling by non-car means.

### **The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.**

Given that large scale development is not proposed in the southern villages it is unlikely that a policy would help safeguard the River Mease SAC, although clearly any infrastructure policy would cover any sites included in this area through the Part 2 Local Plan. In respect of the Water Framework Directive long-term growth could impact on the ability of water companies and other appropriate bodies to meet strict water quality targets. Rivers in the District failing to meet WFD targets include the Trent, Derwent, and Mease. Numerous smaller watercourses are also failing their WFD objectives. The District Council's Water Cycle Strategy indicates that most pollution is as a result of agricultural runoff in the catchment and treated effluent from wastewater treatment works serving existing and new development, although it is likely that urban diffuse water pollution will become a more significant component of water pollution later in the Plan period as these issues are addressed through water company investment programmes. The inclusion of an infrastructure policy and the development of an Infrastructure Delivery Plan would assist Severn Trent in making investment decisions to deliver improvements in water quality in a timely fashion, whilst SuDS and green infrastructure requirements could help reduce urban diffuse pollution throughout the District. Infrastructure delivery could also help to deliver improvements to public transport services and walking and cycling routes and could help mitigate the effects of population growth (and hence increasing transport demand) associated with growth. Infrastructure options would not have any implications for sites protected pursuant to the Birds Directive.

The provision of 13,454 homes and additional new employment land would also increase demand on schools and other education facilities, doctor's surgeries, community facilities, open space and leisure facilities. Clearly where the provision of facilities fails to keep up with demand this could affect access to services, and could have a material effect on SA objectives related to education, health and well-being, crime, and deprivation. However infrastructure provision, through the integration of green infrastructure within new development could also support objectives to improve wildlife and habitat provision on site, to reduce flood risk, to manage climate change effects, and potentially secure and improve access to cultural heritage assets. The provision of GI could also help reduce landscape effects associated with new development.

## Summary of Broad Options Appraisal

	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character
Infrastructure																					
Wider Developer Contributions	✓	?	✓	✓	✓	✓	✓	✓	✗	✗	?	✓	--	--	--	--	✓	?	?	?	?
Section 106	✓	✓✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	--	--	--	--	✓	?	✓	✓	✓
Introduce CIL	✓	--	✓	✓	✓✓	✓✓	✓✓	✓✓	?	?	?	✓	--	--	--	--	✓✓	✓	✓	✓	✓
CIL and S106	✓	✓✓	✓	✓	✓✓	✓✓	✓✓	✓✓	?	?	?	✓	--	--	--	--	✓✓	✓	✓	✓	✓

Having reviewed option 1, it is clear that seeking planning gain on a wider range of developments could have limited benefits in respect of social and some environmental objectives. However it could deter some forms of development such as employment or commercial development and as such could have a negative impact against economic based objectives.

In respect of options 2-4 it is clear that a hybrid approach may provide the greatest potential to secure infrastructure necessary to support growth. This is because it could allow the pooling of contributions from many developments to deliver strategic infrastructure to support multiple sites, thus delivering the significant benefits in respect of objectives to improve educational achievement; promote social inclusion; improve accessibility; make best use of existing infrastructure and reduce and manage flood risk, whilst allowing the flexibility to meet local

(site wide needs in respect of affordable housing, improving community safety and delivering improvements to local townscape and local centres. Using CIL to secure developer contributions, could, however have uncertain effects in respect of achieving sustainable levels of economic growth, diversifying and strengthening local economies and to enhancing local town and village centres.

### **Identification of the Preferred Infrastructure Option**

#### **Options 1 and 4 (wider developer contributions) and a hybrid approach consisting of CIL and Section 106 to secure planning gain.**

The Council recognises that there are circumstances when all development should contribute towards local infrastructure provision. An obvious example of this is the River Mease Developer Contribution (DCS) which the Council has recently adopted. This levies a tariff on all new windfall developments which generates foul water flows within the River Mease SAC, in order that monies raised can be used to ensure that increased waste water generated by development does not affect the integrity of the Mease. In the absence of the River Mease DCS it is likely that new development would have a significant impact on the River, in combination with other development, and any planning applications which increased foul water flows would be refused. This scheme would apply to all types of development including domestic dwellings, commercial properties, leisure development and community buildings and schools. It is clear, therefore, that there are circumstances where the Council must be able to secure developer contributions to allow new development (irrespective of its type or nature) to proceed.

In respect of the mechanisms to secure planning gain the Council considers that it is prudent to use a combination of CIL and S106. CIL is a levy that local authorities in England & Wales can choose to charge on new developments in their area to help fund infrastructure improvements. It was first introduced by the previous Government in 2010 but is now a significant element of the current Government's localism agenda. Money raised by CIL can be used to support new development by funding necessary infrastructure such as new road schemes, improvements to the capacity of local schools and open space and recreation provision. A "meaningful proportion" of CIL funds must be used for local priorities. The system is intended to be relatively simple and, provided it would not make the development financially unviable, it can be applied to most new building proposals. It will be for the Council to determine and publish how it intends to use CIL.

The CIL Regulations 2010 currently mean that after 6 April 2014, CIL will be the only effective means by which local planning authorities can secure pooled contributions from developments to address infrastructure needs. Those Regulations also limit the extent to which the Council can secure such contributions through planning obligations (Section 106 or 'S106 agreements'). The Department of Communities and Local Government (DCLG) has recently consulted on proposed changes to the CIL Regulations which would, amongst other things, defer the pooled contributions deadline to April 2015. However after 2015 the Council would no longer be able to pool S106 to deliver major infrastructure projects.

It is worth noting, however, that the CIL process will be completely separate from the negotiation of planning obligations via S106 agreements. S106 agreements will still be needed to secure affordable housing and to deal with any on-site mitigation measures. In light of this fact the Council considers it necessary to continue pooling contributions to deliver strategic infrastructure. The appropriate mechanism therefore to continuing pooling contributions and to meet site specific based needs is a combination of both CIL and S106. This approach performed as well, if not slightly better than other options identified by the Council through the Sustainability Appraisal process.

### **5.6.11 24:GREEN BELT AND GREEN WEDGES**

In total two broad greenbelt and green wedge options have been identified by the Council following the Preferred Growth Strategy Consultation in October 2012. These are as follows:

1. Reduced Green Belts - Delete greenbelt allocations and the principle of protecting land currently defined as greenbelt (including through safeguarding land for future development)
2. Retain Existing Greenbelts and Wedges (Business As Usual) Subject to minor boundary alterations to reflect current/ future development locations.

#### **Summary of Responses**

In total 157 responses were received concerning green belt and green wedges during the Preferred Options Consultation. However it is clear from the consultation there was significant confusion about the issue of safeguarding greenbelt land for future development. Many respondents seem to interpret the principal of safeguarding as meaning to protect green belt from development in, although the issue considered in the Preferred Growth Strategy is whether the land should be safeguarded for the development of new homes or factories after 2028. In light of this confusion it is difficult to record with certainty the extent of support for using land around Thulston, which is located in the green belt, for future development. However this option was not well supported and broadly speaking was supported by around 25 respondees. In contrast in excess of 85 respondees considered that greenbelt and green wedges should be retained as such. Around 40 respondees made no comments and made other observations regarding the potential for other issues to arise as a result of development in the vicinity of the Nottingham- Derby Green Belt. One respondent considered that green belts in South Derbyshire should be extended, for example by extending the Nottingham Derby Green belt to cover areas to the south and south west of Derby. However such an extension would not meet the five tests of greenbelt set out in the National Planning Policy Framework and is not supported by the greenbelt review undertaken to inform the preparation of the Local Plan. An option for extending the greenbelt is not therefore considered a reasonable alternative to the two options identified.

#### **What May Happen if the Local Plan is Not Prepared**

Currently there are two areas of Green Belt in South Derbyshire. The largest forms part of the Nottingham - Derby Green Belt and stretches from Chellaston in the west to Shardlow in the east. Broadly speaking it follows the alignment of the A50 with land to the north being designated as greenbelt. However there are some small areas of greenbelt located to the south of the A50 around Aston on Trent. The second smaller area of green belt in South Derbyshire, is the smallest in the UK and lies between Burton on Trent and Swadlincote and separates the Winshill and Stapenhill areas of Burton from Newhall and Stanton in Swadlincote. Together these two areas of greenbelt cover 2,386ha or around 8% of the District's land area. There are presently no green wedges in South Derbyshire, although there are six wedges in Derby City which abut the District boundary. Built development adjacent to Derby City in South Derbyshire could seek maintain the openness and link to the wider countryside of these wedges.

In the absence of the plan being prepared areas of green belt will continue to benefit from significant protection through the National Planning Policy Framework (NPPF).

### The Environmental Characteristics of the District Likely to be affected by the Local Plan

Large scale growth around Derby City or Swadlincote would be significantly influenced by the retention or removal of greenbelt. Greenbelts around settlements can push development to other locations (which may be disproportionately affected by growth due to the protections offered by green belt) and could lead to more significant cumulative impacts in respect of accessibility, impact on transport and other infrastructure, pollution, flood risk, biodiversity and pollution impacts. However such impact would be largely ameliorated in South Derbyshire due to the limited extent of greenbelts around Derby and between Burton and Swadlincote, and due to the availability of potential housing sites outside of the greenbelt in areas otherwise largely protected by greenbelt designation.

### The Likely Significant Effects on the Environment of the Local Plan Including on Areas of Known Environmental Importance.

The options to preserve or amend greenbelt boundaries would have no impact in respect of the Habitats Directive, Water Framework Directive, Air Quality Framework Directive or Birds Directive.

### Summary of Broad Options Appraisal.

Green Belt Options	To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	To provide decent and affordable homes that meet local needs	To improve the health and well-being of the population	To improve community safety and reduce crime and fear of crime	To improve educational achievement and improve the District's skills base	To promote social inclusion and reduce inequalities associated with deprivation across the District	To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	To diversify and strengthen local urban and rural economies and create high quality employment opportunities	To enhance the vitality and viability of existing town and village centres	To improve the quality of new development and the existing built environment.	To minimise waste and increase the reuse and recycling of waste materials	To promote sustainable forms of construction and sustainable use of natural resources	To reduce water, light, air and noise pollution	To minimise the irreversible loss of undeveloped (greenfield) land	To reduce and manage flood risk and surface water runoff	To reduce and manage the impacts of climate change and the District's contribution towards the causes	To protect and enhance the cultural, architectural and archaeological heritage of the District	To improve access to the cultural heritage of the District for enjoyment and educational purposes	To conserve and enhance the District's landscape and townscape character	
Reduced provision	--	--	--	--	--	X	X	✓✓	--	--	--	XX	--	--	✓	X	--	--	--	XX	✓	?
Retain Existing Provision	--	--	✓	--	--	✓	✓	XX	--	--	--	✓✓	--	--	X	✓	--	--	--	✓✓	?	?

A reduction in greenbelt could have a negative effect on objectives to promote social inclusion, improve accessibility, improve the quality of the existing built environment and protect and enhance architectural character. In contrast the retention of greenbelts and wedges could help to improve health and wellbeing by protecting public open spaces around new development, promote social inclusion and improved accessibility to green spaces within and around the city and by protecting the settlements and cultural heritage assets and their settings from large scale growth within the District and through reducing opportunities for greenfield development (and indirectly encouraging the reuse of previously developed sites in existing urban areas).

### **Identification of the Preferred Green Belt and Green Wedge Option**

**Option 2 is the Councils preferred option.** This option would see the continued protection of green belts in South Derbyshire subject to small scale alterations to reflect development on the ground. This option would also ensure that green wedges in the city are not closed off by new development and any open spaces provided in South Derbyshire reflect the location of green wedges in the City. The retention and protection of the greenbelt around Aston was supported by the majority of residents during the Preferred Growth Strategy. The Sustainability Appraisal indicates that Option 2 is likely to perform better than option one in sustainability terms although in the longer term it could lead more concentrated growth patterns than option 1 which may have negative effects in respect pollution and infrastructure. The benefits of retaining the green belt are also outlined in Technical Assessment of the Derby Principal Urban Area Green Belt which states “Green Belt does play some part in protecting the heritage environment of [South Derbyshire], which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston-on-Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development. There are areas of open countryside in this location, for which the Green Belt also provides important protection from inappropriate development. As with all other areas of Green Belt on the periphery of Derby, this broad area assists in directing development to more sustainable regeneration and brownfield sites within the City”. This technical assessment also supports the principle of maintaining greenbelt within South Derbyshire although notes that the development of new roads around Aston and Thulston could provide opportunity to redrawing the specific boundary in this area.

## SECTION 6: PREFERRED OPTIONS APPRAISAL

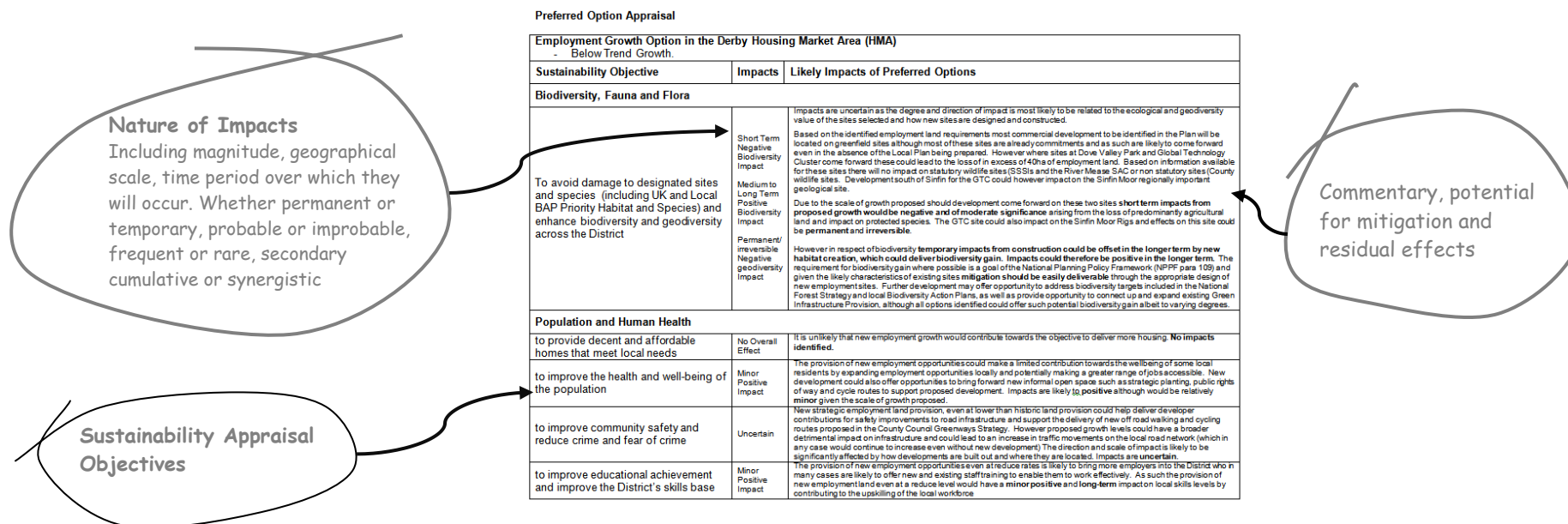
### 6.1 REVIEWING THE POTENTIAL IMPACTS OF THE PREFERRED SPATIAL OPTIONS

Following the review and broad strategic options identified through consultation the Council has sought to consider the likely performance of the preferred options. In effect the purpose of this stage of work is to predict and evaluate the environmental, social and economic effects of the preferred options, which together will comprise the Local Plan.

The appraisal will seek to document the likely changes that will occur at a result of implementing the Plan, describing these changes in terms of magnitude, geographical scale, the time period over which they will occur, whether they are permanent or temporary, positive or negative, probable or improbable frequent or rare, and whether they are secondary, cumulative or synergistic.

Where possible changes are expressed in quantitative terms, although often detailed quantitative predictions are not possible. This is because the impacts of the preferred options is often uncertain and could still be affected by the detailed, design, location, phasing and implementation of development sites or the specific policy wording included in the plan to guide the delivery of development. Where effects cannot be easily quantified broad brush and qualitative predictions on the effects of the Plan are documented. Where such predictions are made they are supported by evidence such as baseline studies, research and modelling.

Figure 6.1: Approach to appraising Preferred Options





6.1.1 ISSUE 1: PREFERRED HOUSING GROWTH OPTION IN THE DERBY HOUSING MARKET AREA (HMA) PREFERRED OPTION

Growth Option 7: HMA Housing Requirements Study Update recommendation (673dpa)		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Short Term (Temporary) Negative Impact</p> <p>Medium to Long Term Positive Impact</p>	<p>There is some uncertainty inherent in identification of impacts as the magnitude and direction of impact is most likely to be related to the ecological and geodiversity value of the sites selected and how new sites are designed and constructed.</p> <p>Based on the identified housing requirement and having regard to the location of the Strategic Housing Land Availability Assessment it is likely that most residential development to be identified in the Plan will be located on greenfield sites close to existing settlements. However a review of broad strategic development locations for the Derby Urban Area, Swadlincote Area and Key Villages (see Issues 5, 8 and 9) indicate that there is potential for impacts on protected species across all sites as well as impacts on non-statutory regionally important geology sites on some sites on the southern edge of Derby. No SHLAA sites have been identified that could affect biodiversity sites afforded statutory protection, although some sites could affect local wildlife sites.</p> <p>Due to the scale of growth proposed within South Derbyshire (13,454 homes to 2028) <b>short term impacts from proposed growth would be negative and of moderate significance</b> arising from the loss of predominantly agricultural land and impact on protected species. Impacts could be substantially reduced during construction through the use of considerate construction practices. However <b>temporary</b> impacts from construction could be offset in the <b>longer term</b> by new habitat creation, which could deliver biodiversity gain. <b>Impacts</b> could therefore be <b>positive</b> in the <b>longer term</b>. The requirement for biodiversity gain where possible is a goal of the National Planning Policy Framework (NPPF para 109) and given the likely characteristics of many of the sites (i.e. greenfield, agricultural sites) should be achievable. Further development may offer opportunity to address biodiversity targets included in local Biodiversity Action Plans, as well as opportunity to connect up and expand existing Green Infrastructure provision.</p>
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Short to Long Term Positive Impact	The delivery of 673 homes per annum in South Derbyshire, would fully meet the identified need of the District and Derby City. A delivery rate below this level would make it more difficult for residents to access local housing, as it would fail to deal with both the existing backlog of need and requirements which will continue to come forward to 2028 according to the Updated Housing Requirement number . The delivery of 673 homes per annum would represent a significant uplift in housing delivery compared to recent delivery levels and could offer opportunity to deliver market and affordable housing across the district in a range of locations. Impacts would be <b>positive</b> of <b>major</b> significance.
to improve the health and well-being of the population	<p>Moderate Short to Medium Term Positive Impact</p> <p>Long Term Major Positive</p>	<p>The provision of new housing based on assessed need set out in the Updated SHMA Chapter 9 would lead to increased affordable and low cost housing provision as a result of an increase in the delivery of market housing. Based on a suggested average of 25% from the SHMA update the delivery of affordable homes will eradicate the waiting list for actual affordable housing need by the end of the Plan period under this option. Impacts would therefore be <b>positive</b> and of <b>major</b> significance by the end of the plan period.</p> <p>New development could also provide potential for healthcare facilities (or contributions to extend existing facilities) as well as new open space and the provision of formal and informal leisure opportunities in nearby urban locations.</p>

	Impact	
to improve community safety and reduce crime and fear of crime	Uncertain	Housing delivery at this level could generate funding for safety improvements to road infrastructure and support the delivery of new off road walking and cycling routes proposed in the County Council Greenways Strategy. It could also provide funds to deliver regeneration or tackle antisocial behaviour or crime locally (including within the city). However proposed growth levels could have a broader detrimental impact on the local road network. Impacts are <b>uncertain</b> .
to improve educational achievement and improve the District's skills base	Uncertain	The lack of schools provision to accommodate this level of provision is an identified issue over the Plan period. Based on growth levels proposed in the DUA it is likely that an additional 2,700 <sup>14</sup> secondary age pupils and 3100 primary age pupils will need to be accommodated in new or existing schools to 2028. Impacts are likely to be dependent on the scale of new development, its location, phasing and impact in combination with other development including that within Derby City, especially in respect of secondary school age pupils. It is currently unclear where any new secondary school would/could be located and the Authority is continuing to work on with relevant Local Education Authorities and individual schools to identify appropriate solutions capable of meeting the likely need for new school places as a result of the housing growth in the Council's preferred Option. Impacts are <b>uncertain</b> <sup>15</sup>
to promote social inclusion and reduce inequalities associated with deprivation across the District	Short to Long Term Positive Impact	The provision of new housing based on assessed need would lead to increased affordable and low cost housing provision as a result of an increase in the delivery of market housing. Impacts would therefore be <b>positive</b> and of <b>moderate</b> significance over the whole plan period, although in the <b>short term</b> impacts would be reduced as the affordable housing backlog would not be fully dealt with until the end of the Plan period. Housing need policies (to deliver housing based on objectively assessed need could work in combination with employment based policies and infrastructure provision to further promote social inclusion and reduce deprivation.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Growth levels based at 673 dpa and based on an objective assessment of need could generate developer contributions to improve access to jobs services and facilities through the support of public transport provision, the creation of new walking and cycling routes and improvements to road infrastructure close to existing communities. However the direction and significance of impacts is likely to be determined by the location and phasing of new housing and employment development, any new infrastructure provided and the capacity of the surrounding road network and public transport network. However, given existing issues on the southern edge of Derby City, Swadlincote and some key service villages, and the continuing trend for greater car use by existing residents it may not be possible to fully mitigate the impacts of new development on the existing transportation network including road network. As such the provision of new homes at this level could have an uncertain impact in respect of the accessibility. In advance of detailed results from the Authorities transport modelling this level of growth would have an <b>uncertain</b> impact <sup>16</sup>
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	Housing delivery based on objectively assessed need will lead to a significant increase in the number of homes required over the Plan period. The scale of growth is likely to require significant new infrastructure provision to deal with increased pressure on the highways network, water supply and waste water infrastructure, electricity supply, education and other social infrastructure such as doctors' surgeries and open space. However the location of development, the capacity of existing infrastructure to accommodate growth and the detailed design of development will all effect the impacts growth will have on existing infrastructure. Coupled with this investment in infrastructure by national or local government, and the utility companies already planned and committed or planned towards the latter stages of the Plan period would all affect the performance of the Plan. The Infrastructure Delivery Plan will set out the Infrastructure that is required and also how they are going to be funded. Overall impacts are <b>uncertain</b> .
to achieve stable and sustainable	Moderate	The development of 673 homes per annum could help support economic growth directly (construction and related jobs) and

<sup>14</sup> Based on Local Education Authority formulas for school place need generated by new housing development

<sup>15</sup> This will need updating to reflect on-going discussions with the Local Education Authorities and local schools.

<sup>16</sup> This will need to be updated to reflect final transport modelling for the HMA

levels of economic growth and maintain economic competitiveness	Positive Impact	indirectly (providing labour for new businesses) in the district. This level of growth could add £67m to the district economy each year and would add 800-1100 working age people to the local labour market each year. Growth at the levels identified in the Plan will balance the delivery of additional employment land provision within the District. As such this option will have a <b>moderate positive</b> impact as it will continue to support the continued economic growth of the District and will provide certainty over the whole of the Plan period to new and expanding businesses of the likely scale of growth in the local labour market. In combination with policies to ensure the delivery of addition employment land it is likely that housing growth at higher than historic levels could have a <b>major positive</b> impact against this objective.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate Positive Impact	The increase in housing as a result of the Council's preferred option would ensure the delivery of 13,454 homes over the Plan period. As previously noted this would create a need for around 279ha of additional employment land over the plan period across the HMA in order to accommodate an additional 21,000 full time equivalent workers. 53ha of employment land would be required over the plan period outside of the DUA to meet South Derbyshire's employment needs. In addition it is likely that population growth would support existing retailers and service providers within Derby City, Swadlincote and key villages.
to enhance the vitality and viability of existing town and village centres	Moderate Positive Impact	A 32% growth in the number of homes proposed by this option over the plan period would indirectly support the long-term growth and health of Swadlincote which has a current retail vacancy rate of 12%. It is also likely to support some growth (to be defined) in other key villages. Growth on the edge of Derby could support district centres within the city including Mickleover, Littleover, Sinfyn and Chellaston. In particular growth around Sinfyn could support Sinfyn District Centre which is recorded as having a vacancy rate of around 20%.  Development is likely to have a <b>moderate positive</b> impact against this SA objective. Impacts are likely to be indirect and delivered as a result of growing the local population. However where specific measures are included within the Part 1 1 Plan or subsequent Part 2 Local Plan (for example policies to reduce voids or encourage new shops or to include townscape improvements (for example as set out in the Swadlincote Town Centre Vision and Strategy) positive impacts could be <b>enhanced</b> .
to improve the quality of new development and the existing built environment	Major Positive Impact	The provision of 13,454 homes in the plan period would see new housing account for around a quarter of all homes in South Derbyshire by the end of the plan period. In addition the scale of growth proposed would allow for the regeneration of derelict sites across the HMA. Given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new homes (and this will be secured through the inclusion of a design excellence policy in the Plan) it is expected that the preferred option for housing growth would contribute significantly towards the delivery of this objective. Impacts are <b>positive</b> and likely to be of <b>major</b> significance.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	Moderate Negative Impact	Housing growth to meet objectively assessed need will lead to the generation of additional waste during the construction and use of new homes. Impacts could be partially offset by increases in reuse of waste materials on site where opportunities arise (for example reusing rubble as engineering fill etc. as construction and demolition waste accounts for around half of all waste in Derbyshire). Further, the provision of appropriate waste and recycling storage (including in new homes could also ensure that long term trends for reducing municipal waste are supported. The provision of new homes at the rate set out in the Plan would have a more significant impact compared to historic (business as usual) rates. Overall growth at this level could have a <b>moderate negative</b> impact against objectives to minimise waste and <b>uncertain</b> impact on objectives to increase recycling
to promote sustainable forms of construction and sustainable use of natural resources	Negative Impact	The promotion of sustainable construction and use of resources will be driven by national policy and building regulation changes and to a limited extent by topic based policies included in the local plan <sup>17</sup> to deliver design excellence. However irrespective of housing numbers, national policy and building regulations are likely to work together to ensure new housing development is substantially more sustainable than homes built in the past, particularly after 2016. However, the significant increase in housing delivery would increase resource use overall. Although the extent of any additional resource use is

<sup>17</sup> Subject to the outcome of the Housing Standards Review published by DCLG in August 2013.

		uncertain impacts are likely to be <b>negative</b> .
to reduce water, light, air and noise pollution	Moderate Negative Impact	Housing growth outlined within the Councils Preferred Option would most likely exacerbate water, light, noise and air pollution. Increased development is likely to have a negative impact on levels of noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be at least partially dependent on the scale, nature and location of schemes. Impacts are likely to be <b>negative</b> and of <b>moderate</b> magnitude. Although impacts could be largely mitigated by the inclusion of appropriate topic based policies in the Plan including: <ul style="list-style-type: none"> <li>- SuDS provision to ensure water is 'treated' prior to entering surface or ground waters</li> <li>- A sequential approach to development locating development outside of sensitive locations such as air quality management areas or outside of watercourses where unacceptable levels of pollution are identified (the River Mease SAC)</li> <li>- Locating new housing development away from unneighbourly uses</li> </ul> Subject to appropriate mitigation residual impacts from proposed growth are likely to be of <b>minor</b> significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate to Major Negative Impact	Growth levels based on this option would lead to the loss of notable areas of additional greenfield land amounting to in excess 230 hectares over the Plan Period (based on the assumed density of 30 dwellings per hectare and discounting any losses that have already occurred on sites with planning permission). Losses would be of <b>moderate to major</b> significance. Targeting growth toward previously developed sites could help ensure that greenfield losses are safeguarded although given the lack of brownfield strategic sites capable of accommodating housing growth such a policy will make an important but limited contribution towards reducing greenfield losses. Residual impacts are likely to remain <b>negative</b> and of <b>moderate to major</b> significance.
to reduce and manage flood risk and surface water run-off	No Overall Effect	There is sufficient land supply within the District to allow housing sites to be located outside of areas of current or future flood risk. Exceptionally, however sites could be located in areas at flood risk that have adequate flood defences. Increasingly flood risk is often associated with surface water management rather than river flooding. The inclusion of an appropriate policy to deliver SuDS and manage flood risk will help ensure that no <b>negative</b> effects will arise as a result of proposed development through the Plan. In addition such a policy could also reduce flood risk elsewhere where new windfall developments come forward. The inclusion of an appropriate flood risk policy could ensure that <b>no residual effects</b> remain, and could in some circumstances deliver <b>minor positive effects</b> .
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	An increase in new homes in the district by over a third will inevitably lead to an increase in the production of GHGs in absolute terms – although it could reduce average household emissions, as new housing stock will be significantly more efficient than existing homes (especially after 2016 when all new homes will be operationally zero carbon). New housing could also provide opportunities to improve green Infrastructure, help manage flood risk and reduce surface water runoff. Overall the scale of impacts of new home building is considered <b>negative and of minor to moderate</b> significance (as whilst the increase in new homes is significant in local terms clearly it is not significant given the global nature of climate change impacts). Plan effects could be partially mitigated by: <ul style="list-style-type: none"> <li>- Adopting a sequential approach to locating new homes (i.e. promoting growth in areas close to existing services and well served by public transport ahead of sites in less sustainable locations').</li> <li>- Promoting sustainable travel choice and alternative travel options</li> <li>- Ensuring homes are designed to be energy efficient and make best use of resource</li> <li>- Reduce flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout.</li> <li>- Ensure the provision of appropriate open space and green infrastructure</li> </ul> Following mitigation residual impacts are likely to be <b>negative</b> and/or <b>minor</b> significance.
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural,	Uncertain	The development of new homes at the scale proposed could have a negative effect on the cultural, architectural or

architectural and archaeological heritage of the district.		archaeological resources of the district. However the potential for impacts will be largely determined by the detailed design and siting of development rather than the quantity proposed. Impacts are therefore <b>uncertain</b> . Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of large scale development and growth on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new homes could have a detrimental impact in respect of cultural heritage. However it could also provide opportunity to safeguard and improve access to assets. Impacts are likely to be determined by the exact locations of development and the way in which sites are built out. The inclusion of an appropriate heritage policy could provide for the protection of sites and could also support the integration of cultural heritage assets into housing development and improve public access to features.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Minor to Major Negative short term impact  Minor to Moderate Long term effect  Uncertain Townscape Impact.	New housing development on the scale proposed within the Plan would give rise to <b>negative</b> impacts on landscape and townscape in some areas by virtue of the scale of the development and the inevitable requirement for new development on greenfield sites. However impacts are likely to be most significant during the construction and early occupation of sites when appropriate mitigation (mounding, strategic tree planting, habitat creation etc.) has not have been fully delivered or given chance to mature. Where such measures are secured it is likely that effect would lessen over time. Initially it is likely that impacts will be <b>negative</b> and of various significance (depending on local landscape sensitivity). However, in the longer term habitat retention and creation and site completion could reduce the likely impact of development and in many cases could reduce effects.  In respect of townscape most new housing development is likely to be as greenfield urban extensions. However townscape improvements could be secured through the reuse of a number of previously developed sites in the district. Where opportunities arise benefits could be significant although it is unclear whether existing previously developed sites will be suitable for housing developments. Impacts are <b>uncertain</b> .

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team at South Derbyshire. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. Key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), census data, mid-year population estimates, the HMA wide Housing Requirement Study (as updated), the councils GIS constraints mapping, landscape sensitivity data and historic consultation responses in respect of the identified options on on-going consultation with infrastructure providers and other governance agencies and utility companies.

The key technical difficulty encountered in undertaking the appraisal of housing number options related to the lack of detail about the location of potential sites. This is because it is considered that whilst the scale of new housing proposed could in some circumstances have a clear impact against some SA objectives, in some cases impacts would be more dependent on locational choices. For example where new homes are located, their proximity to sensitive locations and their design detail . Such uncertainties have been identified in the above tables where they occur. Another technical difficulty related to a full lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development (at any scale) on local education and transport infrastructure are not fully understood. Work to identify the

likely effects of growth on such infrastructure is on-going but again effects are as likely to come as much from the location and phasing of development as well as the overall quantity of growth. Further evidence is therefore required to help the Authority understand the initial impact of this scale of growth and the Authority is working with relevant Authorities to identify the infrastructure required to support growth in South Derbyshire.

The final difficulty encountered relates to the evidence which underpins the various housing options identified. Depending on the methodology used to calculate housing need, identified requirements could vary significantly. The Council has sought to address this issue through identifying and appraising a range of options and commissioning consultant expert demographers to outline the most appropriate housing requirement to meet HMA wide need which is based on the most up to date data available.

### **Potential Mitigation Measures Identified During the Review**

- Locating new strategic housing developments away from sites of Special Scientific Interest (SSSIs) and the River Mease Special Area of Conservation (SAC)
- Further investigation, through the planning process or this appraisal, on the characteristics of potential housing sites to inform the design and layout of sites identified for growth
- The use of design briefs or the inclusion of thematic policies in the Local Plan to increase quality of SuDS and to minimise noise and light pollution from new development.
- The inclusion of a Local Plan Policy that requires that new developments are bought forward alongside green infrastructure and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and how these can be remedied.
- The appropriate phasing of housing sites to help reduce potential impacts on existing infrastructure and facilities.
- Inclusion of a design policy in the Plan which supports the provision of space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
- Detailed policy wording or inclusion of a thematic policy to ensure efficient use of land in urban and rural locations and to prioritise brownfield land ahead of greenfield sites could ensure losses of previously undeveloped land are minimised.
- Continued assessment of plan impacts on cultural heritage assets could ensure preferred developments sites are identified that have the least impact on areas of archaeological, architectural and cultural significance. The inclusion of a specific policy safeguarding heritage and cultural heritage assets and where appropriate making assets publicly accessible could be included as a thematic policy in the Plan.
- Steering new development away from areas of sensitive or vulnerable landscapes or townscape character through continuing assessment of site performance through the plan and including appropriate policies to reduce the landscape effects of new development.

## 6.1.2 ISSUE 2: EMPLOYMENT GROWTH OPTION IN THE DERBY HOUSING MARKET AREA (HMA) PREFERRED OPTION

Below Trend (employment) Growth.		
Sustainability Objective	Impacts	Likely Impacts of Preferred Options
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Short Term Negative Biodiversity Impact</p> <p>Medium to Long Term Positive Biodiversity Impact</p> <p>Probable Permanent/irreversible Negative Impact</p>	<p>Impacts are uncertain as the degree and direction of impact is most likely to be related to the ecological and geodiversity value of the sites selected and how new sites are designed and constructed.</p> <p>Based on the limited number of employment sites identified through the Council's Strategic Employment Land Availability Assessment sites could be located on a mix of greenfield and/or previously developed land. However, a number of sites included in the SELAAA are existing employment sites with remaining capacity as such the continued use of these site for employment is likely to have only very limited impacts. Elsewhere, new employment land <b>could</b> have a <b>negative</b> impact of <b>moderate</b> or potentially <b>minor</b> significance. No sites included in the SELAA would affect a statutory wildlife designation such as a SSSI or SAC.</p> <p><b>Temporary</b> impacts from construction could be offset in the longer term by new largescale habitat creation, which could deliver biodiversity gain. Impacts could therefore be <b>positive</b> in the longer term. The requirement for the delivery of biodiversity gain is a goal of the National Planning Policy Framework (NPPF para 109) and given the likely characteristics of existing sites <b>mitigation</b> should be deliverable through the appropriate design of new employment sites. Further development on existing or proposed employment sites may offer opportunity to address biodiversity targets included in the National Forest Strategy and local Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure provision.</p>
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. <b>No impacts</b> identified.
to improve the health and well-being of the population	Minor Positive Impact	The provision of new employment opportunities could make a limited contribution towards the wellbeing of residents within South Derbyshire and potentially Derby City by expanding employment opportunities locally and making a greater range of jobs accessible. However, evidence for this is anecdotal only. New development could also offer opportunities to bring forward new informal open space such as strategic planting, public rights of way and cycle routes to support proposed development. Impacts are likely <b>positive</b> and of <b>minor</b> significance.
to improve community safety and reduce crime and fear of crime	Uncertain	New strategic employment land provision, could help deliver developer contributions for improvements to road infrastructure and support the delivery of new off road walking and cycling routes proposed in the County Council Greenways Strategy. However proposed growth levels could have a broader detrimental impact on infrastructure where it overwhelms existing capacity. The direction and scale of impact is likely to be significantly affected by how developments are built out and where they are located and whether they contribute towards tackling crime and antisocial behaviour or safety issues. Impacts are

		<b>uncertain.</b>
to improve educational achievement and improve the District's skills base	Minor Positive Impact	The provision of new employment land (even at rates below historic delivery rates) is likely to bring more employers into the HMA and District who in many cases are likely to offer new and existing staff training to enable them to work effectively in their role. The provision of new employment land could therefore indirectly support objectives to improve skills in the local workforce and could have a <b>minor positive</b> (albeit <b>uncertain</b> ) effect against this objective.
to promote social inclusion and reduce inequalities associated with deprivation across the District	moderate Positive Impact	The provision of below trend levels of employment land could reduce the rate at which new jobs are created in the District at least in traditional 'B' Class uses compared to historic trends. However any level of growth would increase the overall number of job opportunities in the District and at rates that would fully meet employment land requirements identified in the Employment land review. Impacts are <b>positive</b> and of <b>moderate</b> significance. Locating new employment close to areas of deprivation or in areas with high levels of unemployment could enhance the performance of this option.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor/moderate Positive Impact	The provision of new employment is likely to increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District.  In addition the delivery of new employment development on strategic sites could be required to be supported by travel plans which support enhanced public transport provision, the creation of new walking and cycling routes and other related infrastructure. Impacts are considered <b>positive</b> , and of <b>minor to moderate</b> significance. (However the full magnitude of impacts is <b>uncertain</b> and is likely to be partly based on the proposed location of future sites and their relationship to and accessibility to existing and new communities).  Impacts could be enhanced by locating development in locations which are well served, or could be well served by public transport ahead of locations which are relatively inaccessible. Policy could also seek to ensure that new development delivers improvements to accessibility locally through the adoption of green travel plans, and where appropriate through developer contributions to public transport, or walking and cycling routes and for cycle storage etc. on site.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	According to 2001 census data around 40% of people who live in South Derbyshire also work in the District, with 60% commuting elsewhere to work. It is unclear whether the provision of reduced levels of new employment land within the District will significantly influence commuting patterns.  The inclusion of a policy to secure new employment land provision in areas well served by public transport and close to other services and accessible by a choice of transport modes could help ensure opportunities for non-car travel are secured.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Long term Moderate Positive Impact	Based on proposed housing requirements the number of new jobs likely to be created over the Plan period within the HMA is of the order of 21,000 full time equivalent (See GL Hearn Derby HMA Employment Land Review: Forecasts Update, March 2013). This level of growth could add £63m to the district economy each year and add 800-1100 working age people to the local labour market each year. The increased size of the local working age population will in turn create a need for around 279ha of additional employment land over the plan period across the whole HMA. Overall therefore this option could have a <b>moderate positive</b> impact as it will continue to support the continued economic growth of the District and will provide certainty and continuity over the whole of the Plan period to new and expanding businesses in the District.  It is likely that the performance of the preferred option could be enhanced by policies to facilitate the expansion of existing businesses and the protection of existing employment sites, and to support the expansion of and retention of retail, leisure and tourism, and other service sector jobs which may not be located on traditional B class industrial or commercial estates.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Long term Moderate Positive Impact	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and where appropriate rural locations and help create new employment opportunities especially where growth is in combination with areas of housing growth or deprived communities. Impacts would be <b>positive</b> , of potentially <b>moderate</b> significance. Positive impacts could be improved further where an appropriate policy is included in the plan to safeguard existing employment sites including on sites in rural locations, by making provision for the extension of existing businesses and by promoting rural diversification and tourism development.
to enhance the vitality and viability of	Uncertain	New commercial development could have an <b>uncertain</b> impact on town and village centres and would be dependent on the type of commercial developments planned for. For example allowing large scale employment uses which have an ancillary



existing town and village centres		retail element could undermine the viability of nearby retail facilities. Conversely locating new employment close to existing town or village centres could support existing shops and services by increasing local demand for services
to improve the quality of new development and the existing built environment	Positive Impact	<p>This option could have a <b>positive</b> effect against objectives to improve the public realm although the full extent of any potential contribution is <b>uncertain</b> and would be largely dependent on the location of new development and how that development is implemented. .</p> <p>The inclusion of appropriate policies in the plan regarding the following could help ensure that positive effect are realised. :</p> <ul style="list-style-type: none"> <li>- A general design excellence policy</li> <li>- Energy efficiency policy to reduce energy use in new commercial building</li> <li>- SuDS policy to ensure flood risk is not increased as a result of development</li> <li>- Biodiversity policy to deliver biodiversity gain</li> <li>- Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening</li> <li>- An appropriate policy to ensure heritage assets are not significantly affected by new development.</li> </ul>
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	<p>Negative Short-term Impact</p> <p>Long Term No Impact</p>	<p>Below trend based growth would lead to less waste being produced in the District compared to the trend based growth if this were to continue. This option would nonetheless lead to higher levels of waste generation over the plan period. . However wider government policy and legislation to reduce waste and encouraged the reuse of materials on site could help to ensure that waste generated during construction and site operation is minimised. Given the below trend growth proposed impacts have been assessed as <b>negative, and of minor</b> significance. In the <b>long term</b> wider government waste policy could lead to reductions in waste volumes towards the end of the Plan period, which will offset new growth proposed.</p> <p>Impacts could be mitigated through the inclusion of a Local Plan policy to ensure new economic development is accompanied by adequate storage space for storing/ waste and recycle. Encouraging the reuse of waste materials on site where possible could also enhance Plan performance.</p>
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have <b>no overall effect</b> in respect of building design and construction.
to reduce water, light, air and noise pollution	<p>Short term Minor to Moderate Negative Impact</p> <p>Long term Minor Negative Impact</p>	<p>Employment growth outlined within the Councils Preferred Option could exacerbate water, light, noise and air pollution. In particular development could have a <b>negative</b> impact on levels of pollution, and noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be largely dependent on the detail, nature and location of employment schemes which come forward. Impacts are likely to be <b>negative</b> and of <b>minor to moderate</b> significance. Impacts are expected to be most significant during the construction phase of development. Impacts could be partially mitigated by the inclusion of appropriate topic based policies in the Plan including:</p> <ul style="list-style-type: none"> <li>- SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters</li> <li>- A sequential approach to development locating development away from sensitive locations such as air quality management areas (AQMAS) or outside of watercourses where unacceptable levels of pollution are identified such as the River Mease SAC)</li> <li>- Locating uneighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed.</li> </ul> <p>Subject to appropriate mitigation negative impacts could be reduced.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Permanent Negative Impact	Growth levels based on this option would lead to the loss of some greenfield land (although losses would be restrained by the fact that many of the sites included in the Plan are existing commitments (i.e. existing employment sites). Nonetheless some losses could occur within the Plan period although at worst losses would be no more than 70ha and are likely to be significantly lower depending on the location of sites selected and their phasing.. Impacts are negative and of <b>minor to moderate</b> significance. .
to reduce and manage flood risk and	Uncertain	It is likely that new employment sites will be located in areas not at flood risk. However the reallocation of existing sites which already have planning consent for this use would include a site at Hilton which is currently at flood risk. Impacts have

surface water run-off		been identified as <b>uncertain</b> and will be updated in the final draft of the appraisal.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Uncertain	<p>An increase in new businesses will inevitably lead to an increase the production of GHGs in absolute terms although this could be offset by measures be taken forward nationally (and within the district) to reduce climate change gas emissions However new employment could provide opportunity for the districts residents to work closer to where they live as well as provide opportunities to improve green Infrastructure, help manage flood risk and reduce surface water runoff. Overall the scale of impacts of new employment development is considered <b>uncertain</b> Plan effects could be partially mitigated by:</p> <ul style="list-style-type: none"> <li>- Ensuring employment sites are well located to existing homes or proposed strategic housing sites.</li> <li>- Promoting sustainable travel choice and alternative travel options</li> <li>- Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout.</li> <li>- Ensuring the provision of appropriate open space and green infrastructure</li> <li>- Including appropriately worded policies to support on site renewable or low carbon energy generation within the Plan.</li> </ul> <p>Following mitigation residual impacts are likely to be reduced.</p>
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The development of new employment could have a <b>negative</b> effect on the cultural, architectural or archaeological resources of the district. However the potential for impacts will be largely determined by the detailed design and siting of development rather than the quantity proposed. Impacts are therefore <b>uncertain</b> . Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of large scale development and growth on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new commercial and industrial development could have a detrimental impact in respect of cultural heritage. However it could also provide opportunity to safeguard and improve access to assets. Impacts are likely to be determined by the exact locations of development and the way in which sites are built out and continued investigation of sites through the plan preparation process could help ensure development is not directed to areas where unacceptable impacts could occur. Impacts are <b>uncertain</b> . The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	<p>Uncertain Negative Landscape Impacts</p> <p>Uncertain Long term impacts</p> <p>Uncertain Townscape effects</p>	<p>New employment and commercial development proposed within this option would is likely to give rise to <b>negative</b> impacts on the landscape by virtue of the strategic scale of t development and the likely requirement for new development on greenfield sites on the edge of existing settlements or business parks. However impacts are likely to be most significant during the construction and early occupation of sites and would be at least partially dependent on the sensitivity of the local landscape and its capacity to accommodate development. Where appropriate mitigation (mounding, strategic tree planting etc.) is secured as part of a development scheme it is likely that effects would lessen over time as planting matures. However. Initial impacts are identified as <b>negative</b> and <b>of uncertain</b> significance, although with appropriate mitigation residual long-term impacts could be reduced</p> <p>In respect of townscape most employment development is likely to be as greenfield urban extensions or within existing commercial/business parks. However, if sites come forward in existing settlements, townscape improvements could be secured through the inclusion of appropriate regeneration or design excellence policies in the Plan. Impacts are <b>uncertain</b> although could be <b>positive</b> in respect of the employment led regeneration scheme at Woodville.</p>

## Below Trend (employment) Growth.

Sustainability Objective	Impacts	Likely Impacts of Preferred Options
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Short Term Negative Biodiversity Impact</p> <p>Medium to Long Term Positive Biodiversity Impact</p> <p>Probable Permanent/irreversible Negative Impact</p>	<p>Impacts are uncertain as the degree and direction of impact is most likely to be related to the ecological and geodiversity value of the sites selected and how new sites are designed and constructed.</p> <p>Based on the limited number of employment sites identified through the Council's Strategic Employment Land Availability Assessment sites could be located on a mix of greenfield and/or previously developed land. However, a number of sites included in the SELAAA are existing employment sites with remaining capacity as such the continued use of these site for employment is likely to have only very limited impacts. Elsewhere, new employment land <b>could</b> have a <b>negative</b> impact of <b>moderate</b> or potentially <b>minor</b> significance. No sites included in the SELAA would affect a statutory wildlife designation such as a SSSI or SAC.</p> <p><b>Temporary</b> impacts from construction could be offset in the longer term by new largescale habitat creation, which could deliver biodiversity gain. Impacts could therefore be <b>positive</b> in the longer term. The requirement for the delivery of biodiversity gain is a goal of the National Planning Policy Framework (NPPF para 109) and given the likely characteristics of existing sites <b>mitigation</b> should be deliverable through the appropriate design of new employment sites. Further development on existing or proposed employment sites may offer opportunity to address biodiversity targets included in the National Forest Strategy and local Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure provision.</p>
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. <b>No impacts</b> identified.
to improve the health and well-being of the population	Minor Positive Impact	The provision of new employment opportunities could make a limited contribution towards the wellbeing of residents within South Derbyshire and potentially Derby City by expanding employment opportunities locally and making a greater range of jobs accessible. However, evidence for this is anecdotal only. New development could also offer opportunities to bring forward new informal open space such as strategic planting, public rights of way and cycle routes to support proposed development. Impacts are likely <b>positive</b> and of <b>minor</b> significance.
to improve community safety and reduce crime and fear of crime	Uncertain	New strategic employment land provision, could help deliver developer contributions for improvements to road infrastructure and support the delivery of new off road walking and cycling routes proposed in the County Council Greenways Strategy. However proposed growth levels could have a broader detrimental impact on infrastructure where it overwhelms existing capacity. The direction and scale of impact is likely to be significantly affected by how developments are built out and where they are located and whether they contribute towards tackling crime and antisocial behaviour or safety issues. Impacts are <b>uncertain</b> .
to improve educational achievement and improve the District's skills base	Minor Positive Impact	The provision of new employment land (even at rates below historic delivery rates) is likely to bring more employers into the HMA and District who in many cases are likely to offer new and existing staff training to enable them to work effectively in their role. The provision of new employment land could therefore indirectly support objectives to improve skills in the local workforce and could have a <b>minor positive</b> (albeit <b>uncertain</b> ) effect against this objective.

to promote social inclusion and reduce inequalities associated with deprivation across the District	moderate Positive Impact	The provision of below trend levels of employment land could reduce the rate at which new jobs are created in the District at least in traditional 'B' Class uses compared to historic trends. However any level of growth would increase the overall number of job opportunities in the District and at rates that would fully meet employment land requirements identified in the Employment land review. Impacts are <b>positive</b> and of <b>moderate</b> significance. Locating new employment close to areas of deprivation or in areas with high levels of unemployment could enhance the performance of this option,
<b>Material Assets</b>		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor/moderate Positive Impact	The provision of new employment is likely to increase the number and spread of employment sites and hence should help improve the accessibility of employment provision in the District.  In addition the delivery of new employment development on strategic sites could be required to be supported by travel plans which support enhanced public transport provision, the creation of new walking and cycling routes and other related infrastructure. Impacts are considered <b>positive</b> , and of <b>minor</b> to <b>moderate</b> significance. (However the full magnitude of impacts is <b>uncertain</b> and is likely to be partly based on the proposed location of future sites and their relationship to and accessibility to existing and new communities).  Impacts could be enhanced by locating development in locations which are well served, or could be well served by public transport ahead of locations which are relatively inaccessible. Policy could also seek to ensure that new development delivers improvements to accessibility locally through the adoption of green travel plans, and where appropriate through developer contributions to public transport, or walking and cycling routes and for cycle storage etc. on site.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	According to 2001 census data around 40% of people who live in South Derbyshire also work in the District, with 60% commuting elsewhere to work. It is unclear whether the provision of reduced levels of new employment land within the District will significantly influence commuting patterns.  The inclusion of a policy to secure new employment land provision in areas well served by public transport and close to other services and accessible by a choice of transport modes could help ensure opportunities for non-car travel are secured.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Long term Moderate Positive Impact	Based on proposed housing requirements the number of new jobs likely to be created over the Plan period within the HMA is of the order of 21,000 full time equivalent (See GL Hearn Derby HMA Employment Land Review: Forecasts Update, March 2013). This level of growth could add £63m to the district economy each year and add 800-1100 working age people to the local labour market each year. The increased size of the local working age population will in turn create a need for around 279ha of additional employment land over the plan period across the whole HMA. Overall therefore this option could have a <b>moderate positive</b> impact as it will continue to support the continued economic growth of the District and will provide certainty and continuity over the whole of the Plan period to new and expanding businesses in the District.  It is likely that the performance of the preferred option could be enhanced by policies to facilitate the expansion of existing businesses and the protection of existing employment sites, and to support the expansion of and retention of retail, leisure and tourism, and other service sector jobs which may not be located on traditional B class industrial or commercial estates.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Long term Moderate Positive Impact	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and where appropriate rural locations and help create new employment opportunities especially where growth is in combination with areas of housing growth or deprived communities. Impacts would be <b>positive</b> , of potentially <b>moderate</b> significance. Positive impacts could be improved further where an appropriate policy is included in the plan to safeguard existing employment sites including on sites in rural locations, by making provision for the extension of existing businesses and by promoting rural diversification and tourism development.
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development could have an <b>uncertain</b> impact on town and village centres and would be dependent on the type of commercial developments planned for. For example allowing large scale employment uses which have an ancillary retail element could undermine the viability of nearby retail facilities. Conversely locating new employment close to existing town or village centres could support existing shops and services by increasing local demand for services
to improve the quality of new development and the existing built	Positive Impact	This option could have a <b>positive</b> effect against objectives to improve the public realm although the full extent of any potential contribution is <b>uncertain</b> and would be largely dependent on the location of new development and how that development is implemented.

environment		<p>The inclusion of appropriate policies in the plan regarding the following could help ensure that positive effect are realised. :</p> <ul style="list-style-type: none"> <li>- A general design excellence policy</li> <li>- Energy efficiency policy to reduce energy use in new commercial building</li> <li>- SuDS policy to ensure flood risk is not increased as a result of development</li> <li>- Biodiversity policy to deliver biodiversity gain</li> <li>- Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening</li> <li>- An appropriate policy to ensure heritage assets are not significantly affected by new development.</li> </ul>
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	<p>Negative Short-term Impact</p> <p>Long Term No Impact</p>	<p>Below trend based growth would lead to less waste being produced in the District compared to the trend based growth if this were to continue. This option would nonetheless lead to higher levels of waste generation over the plan period. . However wider government policy and legislation to reduce waste and encouraged the reuse of materials on site could help to ensure that waste generated during construction and site operation is minimised. Given the below trend growth proposed impacts have been assessed as <b>negative, and of minor</b> significance. In the <b>long term</b> wider government waste policy could lead to reductions in waste volumes towards the end of the Plan period, which will offset new growth proposed.</p> <p>Impacts could be mitigated through the inclusion of a Local Plan policy to ensure new economic development is accompanied by adequate storage space for storing/ waste and recycle. Encouraging the reuse of waste materials on site where possible could also enhance Plan performance.</p>
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	<p>The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have <b>no overall effect</b> in respect of building design and construction.</p>
to reduce water, light, air and noise pollution	<p>Short term Minor to Moderate Negative Impact</p> <p>Long term Minor Negative Impact</p>	<p>Employment growth outlined within the Councils Preferred Option could exacerbate water, light, noise and air pollution. In particular development could have a <b>negative</b> impact on levels of pollution, and noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be largely dependent on the detail, nature and location of employment schemes which come forward. Impacts are likely to be <b>negative</b> and of <b>minor to moderate</b> significance. Impacts are expected to be most significant during the construction phase of development. Impacts could be partially mitigated by the inclusion of appropriate topic based policies in the Plan including:</p> <ul style="list-style-type: none"> <li>- SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters</li> <li>- A sequential approach to development locating development away from sensitive locations such as air quality management areas (AQMA) or outside of watercourses where unacceptable levels of pollution are identified such as the River Mease SAC)</li> <li>- Locating uneighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed.</li> </ul> <p>Subject to appropriate mitigation negative impacts could be reduced.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Permanent Negative Impact	<p>Growth levels based on this option would lead to the loss of some greenfield land (although losses would be restrained by the fact that many of the sites included in the Plan are existing commitments (i.e. existing employment sites). Nonetheless some losses could occur within the Plan period although at worst losses would be no more than 70ha and are likely to be significantly lower depending on the location of sites selected and their phasing.. Impacts are negative and of <b>minor to moderate</b> significance. .</p>
to reduce and manage flood risk and surface water run-off	Uncertain	<p>It is likely that new employment sites will be located in areas not at flood risk. However the reallocation of existing sites which already have planning consent for this use would include a site at Hilton which is currently at flood risk. Impacts have been identified as <b>uncertain</b> and will be updated in the final draft of the appraisal.</p>
<b>Climatic Factors</b>		

to reduce and manage the impacts of climate change and the District's contribution towards the causes	Uncertain	<p>An increase in new businesses will inevitably lead to an increase the production of GHGs in absolute terms although this could be offset by measures be taken forward nationally (and within the district) to reduce climate change gas emissions However new employment could provide opportunity for the districts residents to work closer to where they live as well as provide opportunities to improve green Infrastructure, help manage flood risk and reduce surface water runoff. Overall the scale of impacts of new employment development is considered <b>uncertain</b> Plan effects could be partially mitigated by:</p> <ul style="list-style-type: none"> <li>- Ensuring employment sites are well located to existing homes or proposed strategic housing sites.</li> <li>- Promoting sustainable travel choice and alternative travel options</li> <li>- Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout.</li> <li>- Ensuring the provision of appropriate open space and green infrastructure</li> <li>- Including appropriately worded policies to support on site renewable or low carbon energy generation within the Plan.</li> </ul> <p>Following mitigation residual impacts are likely to be reduced.</p>
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The development of new employment could have a <b>negative</b> effect on the cultural, architectural or archaeological resources of the district. However the potential for impacts will be largely determined by the detailed design and siting of development rather than the quantity proposed. Impacts are therefore <b>uncertain</b> . Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of large scale development and growth on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new commercial and industrial development could have a detrimental impact in respect of cultural heritage. However it could also provide opportunity to safeguard and improve access to assets. Impacts are likely to be determined by the exact locations of development and the way in which sites are built out and continued investigation of sites through the plan preparation process could help ensure development is not directed to areas where unacceptable impacts could occur. Impacts are <b>uncertain</b> . The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	<p>Uncertain Negative Landscape Impacts</p> <p>Uncertain Long term impacts</p> <p>Uncertain Townscape effects</p>	<p>New employment and commercial development proposed within this option would is likely to give rise to <b>negative</b> impacts on the landscape by virtue of the strategic scale of t development and the likely requirement for new development on greenfield sites on the edge of existing settlements or business parks. However impacts are likely to be most significant during the construction and early occupation of sites and would be at least partially dependent on the sensitivity of the local landscape and its capacity to accommodate development. Where appropriate mitigation (mounding, strategic tree planting etc.) is secured as part of a development scheme it is likely that effects would lessen over time as planting matures. However. Initial impacts are identified as <b>negative</b> and <b>of uncertain</b> significance, although with appropriate mitigation residual long-term impacts could be reduced</p> <p>In respect of townscape most employment development is likely to be as greenfield urban extensions or within existing commercial/business parks. However, if sites come forward in existing settlements, townscape improvements could be secured through the inclusion of appropriate regeneration or design excellence policies in the Plan. Impacts are <b>uncertain</b> although could be <b>positive</b> in respect of the employment led regeneration scheme at Woodville.</p>

### How the Assessment was Undertaken and the Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are generally based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this

issue key data, which informed the assessment, included the Council's Annual Monitoring Reports, the Strategic Employment Land Availability Assessment (SELAA), census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), the councils GIS constraints mapping and other appropriate evidence including landscape data as well as historic consultation responses in respect of the identified options.

The key technical difficulty encountered in undertaking the appraisal of employment land options related to the lack of detail about the design and detailed layout of potential sites. This is because it is considered that whilst the scale of development proposed could in some circumstances have a clear impact against some SA objectives, in many cases impacts would be more dependent on how any scheme is designed and implemented. Such uncertainties have been identified in the above tables where they occur. Another technical difficulty related to a full lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development (at any scale) on transport, sewerage or energy infrastructure are not fully understood. Work to identify the likely effects of growth on such infrastructure is on-going with relevant infrastructure providers but again effects are as likely to come as much from the location and phasing of development as well as the overall quantity of growth. Further evidence will therefore be collected to help the Authority understand the initial impact of this scale of growth and the effects of the preferred option post mitigation.

The final difficulty encountered relates to the evidence which underpins the various employment land options identified. Depending on the methodology used to calculate need actual requirements could vary significantly. The Council has sought to address this issue through identifying and appraising a range of options and commissioning expert demographers/forecasters to outline the most appropriate requirement to meet HMA wide need.

### **Potential Mitigation Measures Identified During the Review**

- Further certainty will need to be built into this appraisal once specific sites for employment development have been identified. Impacts could be largely mitigated by a sequential approach to allocating employment land, avoiding those which appear to have value in terms of species, habitat or broader GI provision. This issue will need to be considered through later stages of the LDF preparation process.
- The inclusion of a specific policy dealing with biodiversity and GI could help reduce impacts further by specifying appropriate habitat creation, tree planting and other screening and SUDS provision on site.
- Measures to target new employment provision to areas which perform poorly in deprivation terms (see area profiles), promote developments which meet local needs including, where possible, setting aside land for micro and small business units and widen the employment base could help reduce economic deprivation.
- Identifying strategic sites in locations known to be attractive to business investors in order to secure economic growth and employment benefits for the district could help ensure demand for the sites identified for employment uses
- The Plan could include a policy to resist losses of employment land across the district, or specifically in deprived areas where evidence indicates that loss of employment could have a negative impact on the wider community.
- The Plan could include a policy to secure new employment land provision in areas well served by public transport and close to other services and accessible by a choice of transport modes

- Mitigation to reduce waste generation and the disposal of waste could be considered in detailed policy wording of any policy on employment land provision.
- A comprehensive suite of criteria-based policies to be applied in determining proposals for development could allow some mitigation of impacts identified in respect of water, air, noise and light where applicable. This could include policies to minimise lighting, secure the use of SUDS, locate new development away from sensitive receptors in terms of noise, air quality and odour etc.
- Continued assessment work through the LDF could ensure preferred development sites were identified that had the least impact on areas of archaeological, architectural and cultural significance. It could also seek to steer new development away from areas of sensitive or vulnerable landscapes or townscape.
- An appropriate windfall policy could help ensure that new commercial development contributes to the regeneration of brownfield sites and the wider area where relevant.



### 6.1.3 ISSUE 3: HOUSING DISTRIBUTION OPTIONS PREFERRED OPTION

Concentrate Most Development In and Adjoining Derby City		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Short Term /Temporary Moderate Negative Impact</p> <p>Medium to Long Term Minor Positive Impact</p>	<p>Under this option most residential development to be identified in the HMA will be located within or on the edge of the City within the Plan period. Within South Derbyshire this means that 6000 new homes will be located on greenfield sites on the edge of Derby by 2028 with the remaining need being met in other locations in South Derbyshire including around the Swadlincote Area, around Burton on Trent (the consented Drakelow site) and Key Villages (see Issues 5, 8 and 9). There is potential for impacts on protected species across all sites as well as impacts on non-statutory regionally important geology sites on some sites on the southern edge of Derby.</p> <p>No housing sites would affect biodiversity sites afforded statutory protection in the DUA, although some housing developments could affect local wildlife or geological sites which are protected by non-statutory designations.</p> <p>Due to the scale of growth proposed within this option <b>short term</b> impacts during construction from proposed growth would be <b>negative</b> and of <b>moderate</b> significance arising from the loss of predominantly agricultural land and impact on protected species or habitats. However <b>temporary</b> impacts from construction could be offset in the <b>longer term</b> by new habitat creation and management.</p>
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Major Positive Impact	<p>The delivery of 304 homes per year on the edge of the City with the provision of 369 homes elsewhere in the District would meet the identified need of the District and the aggregate need of the Wider HMA. Overall housing delivery would represent a significant uplift in provision compared to recent delivery levels and could offer opportunity to deliver market and affordable housing across the District focused on the DUA where the greatest demand for new homes exists. Impacts would be <b>positive</b> and of <b>major</b> significance.</p> <p>Impacts will be further enhanced through inclusion of appropriate policies in the Local Plan to ensure that strategic and windfall housing sites make appropriate contributions towards the delivery of affordable and low cost housing</p>
to improve the health and well-being of the population	<p>Moderate Positive Short to Medium term Impact</p> <p>Major Positive Long term Impact</p>	<p>The provision of new housing based the Updated Housing Requirement would lead to increased affordable and low cost housing provision close to existing communities as a result of an increase in the delivery of market housing. Based on identified delivery rates the backlog and emerging requirements for affordable homes will be fully met over the plan period within South Derbyshire. Impacts would therefore be <b>positive</b> and of <b>moderate</b> significance in the <b>short to medium</b> term with benefits <b>increasing</b> over time.</p> <p>New development could also provide potential for the improvement of healthcare facilities, the provision open space and of formal and informal leisure opportunities in near urban locations based on an assessment of need and recent updates to the District Council's Playing Pitch Strategy and Facilities Mapping Model.</p>
to improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	Contributions from strategic housing developments could help deliver infrastructure improvements on the southern edge of City, Swadlincote and in rural area where there are identified highways capacity issues and or opportunities to regenerate sites subject to vandalism and antisocial behaviour. However care would need to be taken to ensure that development does not exacerbate road safety on existing highways due to increases in car usage or fail to tackle areas affected by crime or

		antisocial behaviour. Overall impacts are considered <b>positive</b> , and of <b>minor</b> or potentially <b>moderate</b> significance.
to improve educational achievement and improve the District's skills base	Uncertain	Impacts are likely to be dependent on the scale of new development in specific locations, its phasing and its impact in combination with other development including housing delivery in the City. However evidence indicates that many schools attended by South Derbyshire pupils within the District or Derby City are at, or close to, capacity and will be unable to fully meet the requirements of new development without additional capacity being provided. At the same time however, new development could provide opportunities to deliver new, or expand existing facilities although it is unclear in some locations whether existing schools would be able or willing to expand to meet the need for additional pupil numbers. As such impacts are considered <b>uncertain</b> .
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	New development focused on the edge of Derby could generate significant quantities of affordable homes accessible to communities within or immediately around the edge of Derby City which could help to meet affordable housing need in these locations. Impacts are <b>positive</b> and of <b>moderate</b> significance. In addition subject to new housing development being located close to existing or new employment development growth targeted on the DUA (and supported by growth elsewhere) could help increase locally available jobs for existing and new communities.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Major Positive Impact	New development primarily focussed on Derby City would allow residents access to existing social, community facilities, employment and retail services in the City via existing transport options including public transport services. However given the scale of likely development within and around Derby City growth could place additional strain on some existing services. However growth will provide developer contributions to ensure that new infrastructure is bought forward to meet future needs and could help support local infrastructure to the benefit of existing and future residents. Overall impacts are considered <b>positive</b> and of <b>moderate to major</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	Locating growth within or on the edge of Derby and to a lesser extent elsewhere in the District could allow developments to make use of existing infrastructure where capacity remains to serve growth. However in respect of the Derby urban area there are known infrastructure issues in respect schools capacity, sewerage and highways capacity. Work is on-going with local transport authorities, Local Education Authorities and Schools and water companies to define the need and phasing of new infrastructure necessary to accommodate proposed growth.  In all locations around the City public transport provision is very good (compared to elsewhere in South Derbyshire – with perhaps the exception of Swadlincote) and new development could help support existing public transport services or even create the demand for additional provision. Overall this option is likely to perform well against this objective, particularly in respect of increasing opportunities for public transport use. Impacts are considered generally <b>positive</b> and of <b>moderate</b> significance although clearly some <b>uncertainty</b> still remains regarding whether this option makes best use of infrastructure. This issue will be reviewed further through the planning policy and SA processes.  The preparation of an Infrastructure Delivery Plan specifying necessary infrastructure provision to support growth could provide certainty over timescales for delivery and funding mechanisms to pay for infrastructure improvements.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact Long Term	The allocation and construction of new strategic housing sites will help create jobs for national, regional and local house builders and will support the local construction industry. The development of around 19,000 homes within and around Derby City, at consistent delivery rates would make a significant contribution towards the local construction industry and associated industries and could help safeguard existing employment sites by alleviating pressure to release commercial sites for housing. Growth would also justify the provision of further employment land within the DUA. Overall impacts are would be <b>positive</b> and of potentially <b>moderate to major</b> significance when growth is taken together with growth within the city boundary. Benefits would be sustained for the life of the Plan.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Moderate Positive Impact	The increase in housing would ensure the delivery of over 6,000 homes on the edge of the City over the Plan period (13,454 homes would be delivered across South Derbyshire as a whole). This would create a need for around 279ha of additional employment land over the plan period across the HMA in order to accommodate an additional 21,000 full time equivalent workers. Population growth and housing provision would therefore <b>indirectly</b> support the continuing growth of the local

		economy. In addition it is likely that population growth would support existing retailers and service providers within Derby City. Impacts are identified as <b>minor to moderate</b> significance and <b>positive</b> .
to enhance the vitality and viability of existing town and village centres	Minor to Moderate Positive Impact	It is unclear whether growth on the edge of Derby would have a major effect on centres at Mickleover, Littleover, and Chellaston which have limited capacity for growth and low vacancy rates. However growth at Sinfin could be beneficial in tackling high vacancy rates in the centre (which is 20% according to the Derby City Area Profile for this ward) whilst growth at Boulton could help support the creation of new local centre in this location. Overall therefore, impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance with beneficial effects most likely in Sinfin and Boulton.
to improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	Growth is based on an objective assessment of overall need and the provision of over 6,000 homes in South Derbyshire is to augment the maximum number of homes which can be delivered in the city within the Plan period. Therefore greenfield growth is in addition to regeneration in the City.  New housing provision in South Derbyshire will be required to conform to a proposed design excellence policy to be included in the Plan. New development will therefore be higher quality than historic schemes which have not been supported by a similar policy in the Adopted Local plan. Impacts would be <b>minor</b> or potentially <b>moderate</b> significance.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Individual site performance is <b>uncertain</b> and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future residents, the capacity of local waste sites to process waste. However the careful design of sites could help reduce waste generated on site and promote recycling and composting of waste.  Plan performance could be enhanced by the inclusion of appropriate site remediation, waste or design policies in the plan
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have <b>no overall effect</b> in respect of building design and construction.
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	New development is likely to have a negative impact on the natural environment and would lead to increased level of noise, light, air and water pollution on the urban edge of the City. It is likely the significance of these can be largely controlled through the detailed design and location of new development through the Local Plan. Of particular note around the DUA is the potential for new transport related air quality impacts on Air Quality Management Areas (AQMAs) on the inner and outer ring road. Away from the DUAS sites are less likely to significantly affect air quality.  The inclusion of relevant policies to ensure SuDS provision, to control lighting design and reducing the need to travel could reduce the scale of likely impacts. Overall impacts could be <b>negative</b> and of <b>minor to moderate</b> significance. Subject to appropriate mitigation residual impacts from proposed growth are likely to be <b>negative</b> and of <b>minor</b> significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Major permanent Negative Impact	Growth levels based on this option would lead to the loss of notable areas of greenfield land on the edge of the City amounting to in excess of 140 hectares of land in South Derbyshire over the Plan Period (based on the assumed density of 30 dwelling per hectare). The near urban location would potentially allow greater density development than elsewhere in the District, although the lack of brownfield sites in this area would mean that all new homes in the DUA in South Derbyshire would be greenfield.  Impacts associated with this option could partially mitigated through ensuring that sufficient growth is pushed towards Swadlincote and key villages (and allocating brownfield sites for new development where such sites arise in these locations). Subject to these measures being pursued through the plan preparation process residual impacts are likely to be <b>negative</b> and of <b>moderate to major</b> significance.
to reduce and manage flood risk and surface water run-off	No Overall Effect	There are few sites at fluvial flood risk on the edge of Derby other than an area of Boulton Moor Phase 2, which has a notable area of risk within the site (although this relates to the management of an existing watercourse and could be resolved through improved management). There are also some areas at risk from pluvial and sewer flooding although these are small scale and impacts could be dealt with through appropriate infrastructure improvements and careful design of sites. However based on the available evidence this spatial development option should not increase flood risk. Overall it is expected that this option is likely to have <b>no significant impact</b> . This will be confirmed through later stages of the SA process.

		The inclusion of an appropriate SuDS policy could ensure that new development does not increase flood risk elsewhere as a result of new development.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to Moderate Negative Impact	<p>New development on the edge of Derby City could reduce the need for new residents to travel long distances to access employment and local services compared to development elsewhere in South Derbyshire as homes would be adjacent or well related to the principal settlement within the Housing Market Area.</p> <p>Whilst the development of new homes would, on aggregate have a negative impact against this objective, new development would perform better than existing housing stock in respect of energy and water consumption. Further the effects of this option could be partially offset by:</p> <ul style="list-style-type: none"> <li>- Promoting sustainable travel choice and alternative travel options</li> <li>- Ensuring homes are designed to be energy efficient and make best use of resources</li> <li>- Reducing flood risk and the contribution of new development towards flood risk through careful design and inclusion of SuDS</li> <li>- Ensure the provision of appropriate open space and green infrastructure to provide space for flooding, urban cooling and tree planting.</li> </ul> <p>Following mitigation residual impacts are likely to be <b>negative</b> and or <b>minor</b> significance.</p>
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Significant levels of development around Derby have the potential to affect Radbourne Hall (Mickleover), Swarkestone Lowes (Sinfin and Chellaston) and Elvaston Castle Park and Garden (Boulton). Similarly development in some rural villages could also affect heritage areas. However impacts will depend on the scale, nature and detailed layout of development proposals. Further consideration of potential effects on a site basis is set out in Appendix 5. Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	New development on the edge of Derby could impact the setting of important listed buildings, conservation areas or historic parks and gardens. Conversely, new development helps improve access to the Trent & Mersey canal or provide funding to support the reinstatement of the Derby and Sandiacre Canal. Development around Boulton could improve access to Elvaston Castle Park and Garden whilst development around Mickleover could connect to existing footpaths and cycle routes and Radbourne Hall beyond. Development across the whole DUA could also be relatively accessible to heritage assets in the City. Impacts are considered <b>uncertain</b> and would be dependent on the exact location of development and whether schemes offer any benefits for improving community access to local heritage features.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	<p>Short term Minor Major Landscape Impact</p> <p>Long term reduced Landscape Impact</p> <p>Minor</p>	<p>New housing development proposed within this option would give rise to negative impacts on landscape by virtue of the amount of new development proposed across the DUA and the potential for incombination effects of large scale growth on the urban edge. Within the DUA development will in all cases take place on the greenfield agricultural sites whilst elsewhere (Swadlincote, the villages) they may be more potential for growth within existing settlements. The retention of landscape elements such as field trees, hedgerows and local landform could help integrate development into the local landscape. Impacts are likely to be most significant during the construction and early occupation of sites, but where appropriate mitigation (mounding, strategic tree planting etc.) is secured it is likely that effects would lessen over time as planting matures. Initial impacts are identified as <b>negative</b> and of unknown <b>magnitude</b>, although with appropriate site selection and mitigation residual impacts could be reduced.</p> <p>In respect of townscape all new housing developments in the city will be as urban extensions to existing communities or extensions that form cross boundary sites. The inclusion of appropriate policies in the Plan to coordinate growth with schemes planned in the City together with the inclusion of an appropriate design policy which requires new development to</p>

	Moderate Positive Townscape Impact	reflect local character could help ensure that development improves rather than detracts from existing urban areas adjacent to proposed sites. Elsewhere the inclusion of appropriate regeneration policies could help ensure that new development is prioritised to sites within existing settlements ahead of greenfield land releases.
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### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), census data, mid-year population estimates, the HMA wide Housing Requirement Study, the HMA wide Strategic Housing Market Assessment, the councils GIS constraints mapping, the HMA wide Water Cycle Study, South Derbyshire Strategic Flood Risk Assessment, and Derbyshire Landscape Character Assessment and historic consultation responses in respect of the identified options.

The key technical difficulty encountered in undertaking the appraisal, similar to the housing number appraisal (see Issue 1) is the lack of detail about the specific design and implementation of sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects of the council's preferred option could in many cases vary depending according to these factors. Such uncertainties have been identified in the above tables where they occur.

Another technical difficulty is the lack of a full understanding of the potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Work to identify the likely effects of growth on such infrastructure is on-going but again effects are as likely to come as much from the location and phasing of development and how it interacts or acts in combination with other nearby development either within the District or in other Authority areas such as Derby City or Amber Valley. Further evidence is therefore required to help the Authority fully understand the initial impact of the development – although it should be recognised that this would be the case irrespective of the options identified.

### Potential Mitigation Measures Identified During the Review

- Detailed policy wording in an appropriate Local Plan Policy could require that new developments is bought forward alongside appropriate green infrastructure provision and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- Ensuring that developments respect the ecological value of sites or areas that have value in terms of species, habitat or broader Green Infrastructure provision and requiring that these areas are safeguarded through policies in the Local Plan
- Including an appropriate housing policy to ensure appropriate affordable and other housing needs are met on strategic sites both in the Derby Urban Area and elsewhere in the District.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints. This will help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.

- Include a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes
- Include appropriate design policy in the Plan which specify requirements for new housing developments to include space for refuse storage, compost bins and community bring sites to reduce waste generated as a result of new housing provision
- Include a policy in the Local Plan to increase the quality of SuDS and to protect the amenity of existing residents and protect future residents from noise, light and other forms of pollution
- Include a specific design policy in the Local Plan to ensure building design is sustainable and appropriate to the wider area and reduces impacts in respect of climate change and flood risk
- Continued assessment work through Plan preparation to ensure preferred development sites are identified that have the least impact on areas of archaeological, architectural and cultural significance.
- The inclusion of policies in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.

#### 6.1.4 ISSUE 4: HOUSING DELIVERY OPTIONS SINGLE OR MULTIPLE LOCATIONS PREFERRED OPTION

Option 1: Disperse the locations of major development around multiple locations		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Short Term /Temporary Negative Impact  Medium to Long Term Positive Impact	There is potential for impacts on protected species as well as impacts on non-statutory wildlife or geology sites on some sites around Derby. No SHLAA sites have been identified that could affect biodiversity sites afforded statutory protection, although some housing development adjacent to the City could affect regionally important geological sites.  Due to the scale of growth proposed within this option <b>short term</b> impacts from proposed growth would be <b>negative</b> and of <b>moderate</b> significance arising from the loss of predominantly agricultural land and impact on protected species. However <b>temporary impacts</b> during construction and early occupation could be offset in the <b>longer term</b> by new habitat creation, which could deliver biodiversity gain. Impacts could therefore be potentially <b>positive</b> in the <b>longer term</b> . Development may offer opportunity to address biodiversity targets included Lowland Derbyshire Biodiversity Action Plan, as well as opportunity to connect up and expand existing Green Infrastructure Provision.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Major Long term Positive Impact	Housing delivery at would contribute to wider HMA need. Proposed housing delivery rates would represent a significant uplift in housing supply and would deliver market and affordable housing adjacent to Derby City across a number of existing communities. Spreading development across a range urban edge locations would provide a better spatial spread of market housing and would be more likely to provide homes accessible to people in a location they want to live. Similarly the wide spread delivery of homes across multiple sites would also allow affordable housing provision to be distributed across the edge of the city throughout the Plan period and would allow affordable homes built in South Derbyshire to meet wider HMA need. Impacts are <b>positive, long term</b> (duration of the Plan) and of <b>major</b> significance

to improve the health and well-being of the population	Moderate Positive Impact	The provision of new housing across a number of communities on the edge of the city could deliver increased affordable and low cost housing provision. The provision of suitable and sufficient affordable housing to meet local needs could have a <b>moderate positive</b> effect on the wellbeing of some members of the local community. New development could also support the provision of new health and leisure facilities in near urban locations accessible to both proposed and existing communities where additional need is identified.
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	Dispersed development patterns could generate contributions to tackle existing highways capacity issues (which affect local road safety) or to fund community facilities, which could help reduce crime and antisocial behaviour where local issues are identified. Impacts are considered <b>positive</b> and of <b>minor</b> significance.
to improve educational achievement and improve the District's skills base	Uncertain	Impacts are likely to be dependent on the scale of new development in each specific location, its phasing and its impact in combination with other development. As such impacts are considered <b>uncertain</b> . Further discussions with the Local Education Authority in Derbyshire County Council and Derby City as well as with local academies will identify a strategic solution to primary and secondary school provision in Derby City, and on the edge of Derby. As strategic solutions emerge these will be reported through this sustainability appraisal.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor to Moderate Positive Impact	Dispersed development could provide opportunity for new housing provision across the southern edge of Derby (including areas which have higher than average house prices (such as Mickleover, Littleover and Chellaston). Dispersed growth would therefore increase opportunities for people to access housing in these areas either through social or low cost market housing. Impacts are considered <b>positive</b> , of <b>minor to moderate</b> significance and <b>long term</b> (duration of plan).
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Positive Impact	Development across a range of locations would provide opportunity to support existing public transport provision and retail provision, whilst providing additional funds to support the delivery of new infrastructure and services such as healthcare provision, open spaces etc. where this is needed. The inclusion of an appropriate policy in the Local Plan to support the delivery of strategic housing sites alongside new public transport provision and or new walking and cycling routes together with the requirement for sites to include a Green Travel Plan could increase accessibility of sites.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate to Major Positive Impact	Dispersed development would enable growth to utilise headroom in existing infrastructure across the southern edge of Derby City and could support local infrastructure improvements where need is identified. Growth could also support existing public transport services and may support the delivery of new public transport, walking or cycling routes. New development could require strategic or local improvements to the electricity or sewerage networks. However where capacity exists this could be utilised during the early part of the Plan period to ensure a consistent delivery of housing supply whilst infrastructure is programmed and delivered in the later part of the plan period through the asset management plans of the utility companies. In contrast locating all development in a single area could threaten the deliverability of growth should infrastructure delivery prove problematic. Overall this option is considered to have a <b>moderate to major positive</b> impact. The inclusion of a policy in the Local Plan setting out infrastructure needed to support growth could help ensure that it is delivered in a timely fashion.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact Long Term	By spreading housing delivery out it is likely that growth could be delivered more consistently and flexibly over the plan period (than if all growth is pushed to a single location). In addition dispersing development could also ensure that existing businesses have access to growing labour markets throughout the City. Overall impacts are <b>positive, long term</b> (duration of the Plan) and of <b>moderate</b> significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	Locating new homes across multiple locations on the edge of Derby could help support new and existing businesses on established industrial sites and in local retail and service centres by strengthening the local labour market across a broad area of the city. Impacts are identified as <b>positive</b> and of <b>minor</b> significance.

to enhance the vitality and viability of existing town and village centres	Minor Moderate Positive Impact	Anecdotal evidence received through consultation indicates that District Centres in Mickleover, Littleover and Chellaston are relatively healthy but not capable of expansion to serve new residents which could exacerbate existing issues including parking and congestion. However, growth around Sinfin and Stenson could support improvements to Sinfin District Centre, whilst growth around Boulton Moor could support the creation of new local centre in Boulton to serve existing, and consented development in the area. Despite some <b>uncertainty</b> over the magnitude of effects overall impacts are expected to be <b>positive</b> and of <b>minor</b> or <b>moderate</b> significance.
to improve the quality of new development and the existing built environment	Minor Moderate Positive Impact	Focusing large-scale development across multiple locations could provide limited opportunity to improve the design of urban extensions across the edge of the City. It could also provide opportunities to improve existing areas through enhanced Green Infrastructure provision and access to additional local facilities. Impacts would be <b>positive</b> and of <b>minor</b> significance.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	At a local level individual site performance is <b>uncertain</b> and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site.
to promote sustainable forms of construction and sustainable use of natural resources	No Overall Effect	The promotion of sustainable construction and use of resources will be driven by national policy and building regulations. Following the housing standards review these issues are likely to fall outside of the control of the Local Plan. As such the plan is likely to have <b>no overall effect</b> in respect of building design and construction.
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	Dispersed development over a number of strategic sites could introduce significant long term disturbance to a number of existing communities on the edge of the City. It could also increase general traffic demands and diffused water pollution across the edge of the city which could affect AQMAs on the inner and outer ring road in the city and water quality in local water courses including the Trent and Derwent (both are failing to meet Water Framework Directive Targets). Overall impacts are considered to be negative and of <b>minor</b> or potentially <b>moderate</b> significance prior to mitigation. Subject to appropriate mitigation such as the inclusion of SuDS, amenity and design policies in the Plan, the residual impacts from proposed growth are likely to be <b>negative</b> and of <b>minor</b> significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Uncertain	It is unclear whether dispersed growth would be more or less land efficient than a nucleated growth option. Both options would lead to the loss of around 130ha in broad terms although there may be limited potential for the more efficient use of sites on larger sites, although this <b>uncertain</b> .
to reduce and manage flood risk and surface water run-off	No Overall Effect	There are a limited number of sites at fluvial flood risk on the edge of Derby with the main exception being Boulton Moor Phase 2, which has an area of moderate flood risk within its site boundary. There are some areas at risk from pluvial and sewer flooding through this area although these could be dealt with through appropriate infrastructure improvements and careful design of sites. However, based on the available evidence this spatial development option should not increase flood risk overall. Therefore this option is likely to have <b>no significant impact</b> . This will be confirmed through later stages of the SA process.  The inclusion of an appropriate SuDS policy could ensure that new development does not increase flood risk elsewhere.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Uncertain	New development spread around the edge of Derby City would be well related to the urban edge and could support existing public transport provision. However focussing very large levels of growth in one location may potentially support the scale of growth necessary to create new major public transport infrastructure, or support district heating etc. (and could perform better than dispersed development). Impacts are uncertain and would be dependent on the detailed nature of development schemes and how they are implemented. However the effects of this option could be offset by: <ul style="list-style-type: none"> <li>- Promoting sustainable travel choice and alternative travel options</li> <li>- Ensuring homes are designed to be energy efficient and make best use of resources</li> </ul>



		<ul style="list-style-type: none"> <li>- Reduce flood risk and the contribution of new development towards flood risk through careful design and inclusion of SuDS</li> <li>- Ensure the provision of appropriate open space and green infrastructure to provide space for flooding, urban cooling and tree planting.</li> </ul>
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	<p>Significant levels of development around Derby have the potential to affect Radbourne Hall and possibly Kedleston Hall (Mickleover), Swarkestone Lowes (Sinfin and Chellaston) and Elvaston Castle Park and Garden (Boulton). However, impacts are likely to be affected by the scale, nature and detailed layout of development proposals. Overall, the effects of this dispersed development are <b>uncertain</b> and need to be considered in further detail through plan preparation process and the sustainability appraisal in later stages.</p> <p>The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.</p>
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	<p>New development on the edge of Derby could impact the setting of important listed buildings, conservation areas or historic parks and gardens. Conversely, new development around Sinfin and Chellaston could help improve access to the Trent &amp; Mersey canal or provide funding to support the reinstatement of the Derby and Sandiacre Canal. Development around Boulton could improve access to Elvaston Castle Park and Garden whilst development around Mickleover could connect to existing footpaths and cycle routes to Radbourne Hall and beyond. Impacts are considered <b>uncertain</b> and would be dependent on the exact location of development and whether schemes offer any benefits for improving community access to local heritage features.</p>
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Uncertain	<p>New housing development on the scale proposed within the Plan would give rise to <b>negative</b> impacts on landscape and townscape in some areas by virtue of the scale of the development. However, dispersed growth could offer opportunities to improve existing urban edges along the City boundary which in many areas are abrupt and eroded. However, it is likely that by stringing growth out across the edge of the city impacts could be more significant than where growth is targeted to one or perhaps two very large development locations. Impacts have therefore been recorded as <b>uncertain</b> in respect of this issue.</p> <p>It is likely that the inclusion of an appropriate design and landscape policy in the Plan could reduce the significance of landscape impacts associated with dispersed growth across the City.</p>

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Council's Annual Monitoring Report, the Strategic Housing Land Availability Assessment (SHLAA), Strategic Housing Market Assessment, Housing Site Summaries, the HMA wide Housing Requirement Study, Derby Urban Area transport modelling the councils GIS constraints mapping, Derbyshire Landscape Character Assessment, Strategic Flood Risk Assessment together with historic consultation responses in respect of the identified options.

The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design and layout of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects of the council's preferred option could in many

cases vary depending on the specific sites selected, their proximity to sensitive locations and their detailed design and implementation. Such uncertainties have been identified in the above tables where they occur.

Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not yet fully understood. Work to identify the likely effects of growth on such infrastructure is on-going but again effects are as likely to come as much from the scale of growth, the phasing of development and how it interacts or acts in combination with other nearby development either within the District or in neighbouring Derby City. Further evidence is therefore required to help the Authority fully understand the impact of the development

#### **Potential Mitigation Measures Identified During the Review**

- The inclusion of a detailed Local Plan Policy could require that new developments is bought forward alongside appropriate green infrastructure provision and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- Ensuring that developments respect the ecological value of sites or areas that have value in terms of species, habitat or broader Green Infrastructure provision
- Including an appropriate housing policy to ensure appropriate affordable and other housing needs are met on strategic sites both in the Derby Urban Area and elsewhere in the District.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing capacities and constraints to help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.
- The inclusion of a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes
- The inclusion of an appropriate design policy in the Plan which specify requirements for new housing developments to include space for refuse storage, compost bins and community bring sites to reduce waste generated as a result of new housing provision
- The inclusion of a policy in the Local Plan to increase the quality of SuDS and to minimise noise and light pollution
- The inclusion of a design policy in the Local Plan to ensure building design is sustainable and appropriate to the wider area and impacts in respect of climate change and flood risk are minimised.
- Continued assessment work through Plan preparation to ensure preferred development sites are identified that has the least impact on areas of archaeological, architectural and cultural significance.
- The inclusion of policies in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.

## 6.1.5 ISSUE 5: HOUSING DELIVERY OPTIONS IN THE DUA – BROAD LOCATIONS

Summary of site performances – Derby Urban Area Broad Locations		
SA Objective	Summary of Preferred Option Performance	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Moderate Negative Short term Impact  Positive Long term Impact	Sites at Mickleover, Littleover, Stenson Fields/Wragley Way, Chellaston and Boulton Moor all have potential to affect protected species and/or non-statutory wildlife sites. Sites at Wragley Way and to the west of Chellaston have the potential to affect Sinfin Moor Regionally Important Geological Site. None of the identified sites would affect a statutory wildlife site such as a Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI), although there is a single SSSI within 1km of the Boulton Moor site. Given that site impacts across all locations are restricted to non-statutory sites or protected species overall impacts are considered to be of <b>moderate</b> significance. As more information comes forward about the specific species and habitats across the sites, the Council will need to consider this information and where relevant amend site performances to reflect this data. All strategic sites would need to be accompanied by appropriate ecology surveys prior to planning permissions being consented. Impacts from development are likely to be <b>negative</b> and of <b>moderate</b> significance in the <b>short term</b> . However all sites offer the potential for significant green infrastructure and biodiversity gain.  The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and secure the provision of sustainable urban drainage could bring forward longer term benefits. Post mitigation impacts would be <b>positive</b> and of <b>minor</b> significance.
to provide decent and affordable homes that meet local needs	Major Positive Impact	The strategic nature (large size) of the sites coupled with the potential to deliver both market and affordable housing would make a significant contribution to meeting HMA wide housing need. Accordingly all broad areas would perform <b>positively</b> against this objective and in all cases impacts are considered to be of <b>major</b> significance.
to improve the health and well-being of the population	Minor Moderate Positive Impact	All broad locations perform positively against this objective because all sites are accessible to existing healthcare facilities which are still accommodating new patients and/or are able to expand further. All sites could also provide additional affordable housing. In addition the scale of sites identified in these areas is such that new medical facilities could be accommodated on sites where need, not capable of being met elsewhere is identified. Sites identified within the broad locations could also deliver new open space and informal leisure opportunities. Impacts across the broad areas identified are likely to be <b>positive</b> and of <b>minor</b> or <b>moderate</b> significance.  The inclusion of appropriate policies in the Plan will ensure infrastructure improvements and affordable housing requirements are secured could help ensure positive effects are realised across preferred sites.
to improve community safety and reduce crime and fear of crime	Uncertain	It is unclear whether any of the sites could have an impact against this objective and would be dependent on the detailed design of development which includes transport and access arrangements and also the potential to address existing antisocial behaviour issues around a site. It is likely that the inclusion of appropriate policies in the Local Plan are required to <ul style="list-style-type: none"> <li>- ensure that appropriate junction and road improvements are delivered alongside residential development</li> <li>- deliver new off road walking and cycle routes through development</li> <li>- Ensure any design policy reflects the need to 'design out' crime</li> </ul> Identified mitigation could enhance the performance of preferred sites identified.
to improve educational achievement and improve the District's skills base	Uncertain	New growth within the DUA could have a significant impact on local schools either alone or in combination with other growth across the broad areas identified. Further schools capacity is likely to be required to support planned growth in the DUA and sufficient schools places will need to be provided to meet identified needs. However given the uncertainty in respect of school place provision and given growth could act in combination (both spatially and temporally) with development in the in the City and elsewhere in the District an <b>uncertain</b> impact in respect of this issue has been identified. The Authority will seek to document the additional school places required to support growth and how extensions, and/or new facilities will be funded in its emerging Infrastructure Delivery Plan.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Moderate Positive Impact	All broad development locations could deliver new affordable housing provision thus tackling deprivation related to housing access. Overall impacts are considered to be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance.

<p>To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.</p>	<p>Minor Moderate Positive Impact</p>	<p>Sites in the broad areas identified are generally well served by existing public transport services and in the case of Mickleover, Littleover, Stenson/Sinfin, and Chellaston and would be well related to local centres within the City. Whilst there is presently no local centre in Boulton, this will be built, together with a proposed park and ride as part of the consented planning application for 1058 homes. Sites to the south and east of the City are well related to existing and proposed employment sites within the City, whilst communities to the west are less well related to large employment areas. It is likely that all areas could contribute towards the provision of new education, shopping and retail and sports facilities. Impacts are <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance.</p>
<p>to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)</p>	<p>Moderate to Major Negative Impact</p>	<p>Significant infrastructure provision is likely to be required to support growth across all of the broad areas of the DUA.</p> <p>All sites will need to be supported by new schools capacity and sewerage infrastructure. In respect of transport infrastructure it is likely that growth to the west of the A38 would need to be supported by improvements to the road network around a number of key roundabouts on the A38. Short term pinch point improvements coupled with programmed strategic improvements later in the Plan period (between 2016-19) to the A38 junctions in Derby could enhance capacity to accommodate growth in the Mickleover and Littleover corridors. Road capacity to the south of the City at Sinfin, Stenson and Chellaston is similarly constrained although new road provision with the T12 link together with junction improvements could provide capacity to accommodate further growth in this area in tandem with new growth. Sites around Boulton Moor are likely to have greater capacity to accommodate growth due to the recent improvements to the A6 and Raynesway, although new development may still need to be supported by local road and junction improvements.</p> <p>In respect of public transport provision all broad areas are served by existing public transport services. There is a proposed park and ride site to the north of the existing planning permission site at Boulton. Broad areas of Mickleover, Sinfin and Chellaston also have potential to connect to locally important cycle routes.</p> <p>Prior to mitigation the provision of in excess of 6000 homes in the DUA in combination with growth in the City could have a significant <b>negative</b> impact on existing infrastructure. However, it is likely that impacts can be mitigated by additional infrastructure provision and by ensuring that sites connect to, and contribute towards improvements in public transport provision and walking and cycling routes. Residual impacts are <b>uncertain</b>.</p>
<p>to achieve stable and sustainable levels of economic growth and maintain economic competitiveness</p>	<p>Major Positive Impact</p>	<p>Development across all broad locations could help support local construction jobs in a range of locations across the city. It could also help support locally based employment throughout the city ensuring that existing businesses have access to growing labour markets. Development in Stenson, Sinfin and Chellaston would be located close to the proposed Global Technology Cluster within Derby City. Development in Boulton would be well related to the recently started Derby Commercial Park. Impacts are likely to be <b>positive</b> and of <b>major</b> significance.</p>
<p>to diversify and strengthen local urban and rural economies and create high quality employment opportunities</p>	<p>Minor Positive Impact</p>	<p>It is unlikely that the broad location of new homes on the edge of the City would contribute significantly to the diversification of the local economy. However it would grow the local labour market and could support existing industries such as construction etc. Impacts would be <b>positive</b> and of <b>minor</b> significance.</p>
<p>to enhance the vitality and viability of existing town and village centres</p>	<p>Uncertain</p>	<p>The potential performance of individual sites in respect of this sustainability objective is as follows:</p> <ul style="list-style-type: none"> <li>- Mickleover, Littleover and Chellaston District centres have low vacancy rates. Growth could support existing centres but is unlikely to contribute to expansion.</li> <li>- Sinfin District centre has a vacancy rate of c. 20%. Growth in Sinfin could contribute towards improving vacancy rates and the vitality of this centre.</li> <li>- There is no District Centre in Boulton Moor and only limited retail provision in the housing estate to the north. The consented Boulton Moor site includes proposals for a new local centre. Further development could support new retail, community and leisure facilities proposed in this area.</li> <li>- All areas could accommodate growth at a scale which could support limited local service provision</li> </ul> <p>Impacts are therefore uncertain, although sites around Sinfin and Boulton have the greatest potential to contribute to the vitality and viability of</p>

		existing or already proposed nearby centres.
to improve the quality of new development and the existing built environment	Uncertain	<p><b>Uncertain</b> impacts are identified in respect of this objective. The nature of the impacts is likely to be determined by how sites are built out. Most sites on the edge of Derby have the potential to affect the setting of nearby listed buildings, conservation areas or historic parks or gardens. Further work is required to fully understand the nature of impacts once the detail of additional growth is defined. However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include:</p> <ul style="list-style-type: none"> <li>- A general design excellence policy</li> <li>- Energy efficiency policy to reduce energy use in new buildings</li> <li>- SuDS policy to ensure flood risk is not increased as a result of development</li> <li>- Biodiversity policy to deliver biodiversity gain</li> <li>- Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening</li> <li>- An appropriate policy to ensure heritage assets are not significantly affected by new development.</li> </ul> <p>Subject to the inclusion of policies in the Plan to secure the above, residual impacts would be expected to be <b>positive</b> and of <b>minor</b> significance.</p>
to minimise waste and increase the reuse and recycling of waste materials	No Effect	No site-specific waste generation issues have been identified in any of the broad areas on the edge of the city.
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. Growth in some areas could increase the need to travel to access local services, facilities or employment, although this is uncertain and would in any case be affected by local infrastructure provision and site design and implementation. There are no identified issues of minerals sterilisation across any of the DUA sites.
to reduce water, light, air and noise pollution	Moderate to Major Negative Impacts	<p>Development across all the broad areas identified could lead to water, light, and noise pollution. Sites around Littleover, Sinfin and Chellaston would be located closest to Air Quality Management Areas on the inner and outer ring road and could increase congestion and hence localised air pollution. Without mitigation, development could have notable impacts in respect of all pollution, however subject to appropriate mitigation impacts could be significantly reduced. Mitigation could include:</p> <ul style="list-style-type: none"> <li>- inclusion of an appropriate SuDS/water quality policy in the Plan to ensure water is 'filtered' prior to discharge to ground or surface water</li> <li>- The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new development</li> <li>- The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation.</li> <li>- The inclusion of appropriate transport policies to reduce private car use (and hence road use/traffic congestion) in areas close to identified AQMAS</li> <li>- The inclusion of policies to secure new transport infrastructure to reduce congestion and reduce car trips in areas located in AQMAS</li> </ul>
to minimise the irreversible loss of undeveloped (greenfield) land	Major Negative Permanent Impact	<p>All sites on the edge of Derby are greenfield sites and there are no opportunities for reusing previously developed land within the broad areas identified. Development across all broad areas would therefore have a <b>major negative</b> and <b>permanent</b> impact when measured against this objective.</p> <p>It is uncertain whether there are constraints within the broad areas which could restrict housing densities and hence the efficient use of land. All broad areas have productive agricultural land located with them (data regarding Agricultural land classification will be added in a later stage of the SA) and at a site level the significance of agricultural land losses would be dependent on the amount and value of loss of agricultural land affected. Therefore the comparative performance of individual site areas is <b>uncertain</b>.</p>
to reduce and manage flood risk and surface water run-off	No Effects	All sites would be likely to be built out in accordance with SuDS requirements set out in emerging SuDS legislation and the established Flood Water Management Act. Sites around Stenson, /Wragley and Boulton are at limited flood risk from local watercourses although sites could be built out and managed to fully mitigate any fluvial or pluvial risk (both based on existing and future flood risk envelopes). Other preferred sites on the edge of Derby are not considered to be at flood risk from watercourses. <b>No overall effects</b> identified
to reduce and manage the impacts of climate change and the District's contribution	Minor Moderate Negative Impact	<p>New development on the edge of Derby would be able to access existing services and facilities in the City. However growth is likely to lead to an increase in general resource use (for example to heat and power additional homes and to support additional transport movements). This will in turn increase carbon emissions. Impacts would be comparable (<b>negative</b> and of <b>minor moderate</b> significance) across all sites. However effects could be partially mitigated by</p> <ul style="list-style-type: none"> <li>- Promoting sustainable travel choice and alternative travel options</li> </ul>

towards the causes		<ul style="list-style-type: none"> <li>- Reduce flood risk and the contribution of new development towards flood risk through appropriate site design and layout.</li> <li>- Supporting zero or low carbon energy generation on site</li> <li>- Ensuring the provision of appropriate open space and green infrastructure</li> </ul> <p>Following mitigation residual impacts are likely to be <b>negative</b> and of <b>minor</b> significance.</p>
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	<p>Development in some broad areas (Mickleover, Chellaston and Boulton) has the potential to affect local heritage features. Although the potential for impact and significance is likely to be dependent on the detailed location, design and layout of proposals. Development around the Mickleover broad area could potentially affect the settings of Kedleston Hall, Radbourne, Hall and the former Pastures Hospital site. Growth around Chellaston could potentially affect the setting of the Trent and Mersey Canal Conservation Area. Growth around Boulton could affect the setting of Elvaston Castle Park and Garden, although a previous inspectors report considering Boulton Moor indicated that development in this area could improve the abrupt settlement edge presenting an opportunity to improve the wider setting of Elvaston Castle. Overall impacts are <b>uncertain</b>. The inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.</p>
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain	<p>Given the existence of cultural heritage assets in the vicinity of Mickleover, Chellaston and Boulton Moor/Thulston coupled with existing right of way network in these areas there could be a positive opportunity to improve access to locally important heritage features such as Radbourne Hall, Kedleston Hall (Mickleover), the Trent &amp; Mersey Canal (Chellaston) and Elvaston Castle Park and Garden (Boulton). However impacts would be largely dependent on the exact location of sites, their relationship with existing public rights of way networks and connectivity to those networks. Impacts are therefore <b>uncertain</b>.</p> <p>Subject to the inclusion of an appropriate policy in the Local Plan to secure improvements to walking and cycling routes residual impacts could be <b>positive</b> and of <b>minor</b> significance.</p>
to conserve and enhance the District's landscape and townscape character	<p>Short term Moderate Major Landscape Impact</p> <p>Long term Negative Landscape Impact</p> <p>Minor Moderate Positive Townscape Impact</p>	<p>Derbyshire County Council's Areas of Multiple Environmental sensitivity indicate that sites around the northern part of the Mickleover and to the west of Stenson are more sensitive in respect of landscape, ecological and historic character than sites elsewhere on the edge of the City in South Derbyshire. However across all broad areas, the impacts of specific sites will be largely dependent on the design and layout of each site and the specific measures implemented to mitigate site impacts.</p> <p>Development will in all cases take place on the greenfield agricultural sites and the retention of landscape elements such as field trees, hedgerows and local landform could help integrate development into the local landscape. Landscape impacts are likely to be the most significant during the construction and early occupation of sites, but where appropriate, strategic planting and/or other screening is secured it is likely that effects would lessen over time (as planting matures). Initial impacts are identified as <b>negative</b> and of <b>moderate to major</b> significance, although with appropriate site selection impacts could be reduced. <b>Long term</b> impacts would be <b>negative</b> and of <b>minor or moderate</b> significance. In some areas there may be limited potential to improve the transition between the countryside although this would be dependent on the detailed design and layout of each scheme.</p> <p>In respect of townscape all new housing developments in the District will be as urban extensions to existing communities or extensions to not yet built sites in the City. The inclusion of appropriate policies in the Plan to coordinate growth with schemes planned in the City and to reflect local character could help ensure that development improves rather than detracts from existing urban areas adjacent to proposed sites.</p>

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, Strategic Housing Market Assessment, the HMA wide Derby Urban Area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment, The HMA wide Water Cycle Study and Derbyshire County Council Landscape Assessment

and Areas of Multiple Environmental Sensitivity study together with on-going and historic consultation responses from local utilities and infrastructure providers, local schools, Education Authorities, and other stakeholders and members of the public.

The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design, layout and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their design and implementation. For example traffic impacts from a scheme would be based on an assumption about the number of dwellings to be provided on the site, and the phasing on a site. However actual impacts may vary where delivery is different to that assumed by the Authority, where delivery rates are faster or slower than that assumed or where other measures to restrain traffic generation are built into the scheme (provision of new infrastructure). Ahead of defining the exact location of potential sites it is difficult to fully understand the potential for, or effectiveness of all mitigation available. However, wherever possible the potential for mitigation has been identified in the above appraisal and potential measured are summarised on the following page.

Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations (this is the function of an Environmental Impact Assessment which is likely to be required to support the design and delivery of individual strategic sites), however without such detail it does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites. For example a policy to deal with Sustainable Urban Drainage will help ensure that new sites are designed adhering to best practice to reduce surface water runoff and flood risk without leaving this to the discretion of the developer bringing forward the site.

Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Although significant transport modelling, and consultation with Local Education Authorities (LEAs) and schools has already been undertaken to identify the likely effects of proposed growth and appropriate mitigation, effects are as likely to come from the location and phasing of development and how it interacts or acts in combination with other nearby development either within the District or in neighbouring Derby City. Further evidence is therefore required to help the Authority fully understand the likely impact of development in respect of these issues in more detail.

#### **Potential Mitigation Measures Identified During the Review**

- Continued investigation through the Plan preparation process will allow the constraints and detailed characteristics of housing sites to be fully identified and will enable site design that will have least impact on natural environment.
- The inclusion of a detailed policy in the Local Plan to ensure that new developments is bought forward alongside green infrastructure, and on site biodiversity gain to ensure biodiversity protection, delivery of wider ecological enhancements and wider climate change benefits, (shading, urban cooling etc.).
- Site specific allocation policies could ensure appropriate affordable and other housing needs are met on preferred sites.

- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints to help reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in South Derbyshire and in the City.
- Include a suitably worded transport policy in the Plan to ensure that new development provides access via a range of transport modes
- The specification of target densities for specific sites could ensure the efficient use of greenfield sites in the DUA.
- Inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
- The inclusion of an appropriate SuDS policy could minimise water pollution and flood risk
- The inclusion of a design or amenity policy to minimise noise and light pollution
- The inclusion of a design policy to ensure building design is sustainable and appropriate to the wider area and impacts in respect of climate change and flood risk are minimised
- The inclusion of a heritage policy to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
- Continued assessment work through Plan preparation to ensure preferred development sites are identified that has the least impact on areas of archaeological, architectural and cultural significance.
- A general landscape policy could help ensure landscape impacts associated with development on preferred sites is minimised.

**6.1.6 ISSUE 6: EMPLOYMENT LAND OPTIONS IN THE DERBY URBAN AREA**

<b>Option 3: Rely in Part on Derby City Sites to Meet parts of the Needs of New Residents in the DUA</b>		
<b>Sustainability Objective</b>	<b>Impacts</b>	<b>Likely Impacts of Preferred Options</b>
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No impact during the Plan Period  Possible Long term Moderate Biodiversity Geodiversity Impacts	Based on the identified employment land requirements most commercial development will be located on sites which are already commitments in the City and have already been largely prepared for development. Most of the sites allocated would come forward even in the absence of the South Derbyshire Local Plan being prepared.  Based on information available there will be no employment sites allocated in South Derbyshire in the DUA. Although the Global Technology Cluster site will be safeguarded for development beyond the Plan Period. Were this site to come forward before 2028 biodiversity impacts could be <b>negative</b> , and of <b>moderate</b> significance, whilst geodiversity impacts would be <b>negative</b> , of <b>moderate</b> significance and <b>permanent</b> owing to the impact on Sinfin Moor RIGS.  However initial impacts on protected species which are likely to be present on the site would be offset by new habitat creation, which could deliver biodiversity gain. Impacts could therefore be <b>positive</b> in the <b>longer term</b> . Further, development may offer opportunity to address biodiversity targets included in the Lowland Derbyshire Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure Provision.



<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. <b>No impacts identified.</b>
to improve the health and well-being of the population	Minor Positive Impact	New employment provision on the existing GTC (and on the proposed extension beyond the Plan period) and elsewhere in the City close to South Derbyshire (such as Derby Commercial Park) could improve the wellbeing of many local residents in the DUA in the long term by creating new jobs spatially accessible to existing and proposed new communities on the edge of the Derby. Impacts would be <b>positive</b> of <b>minor</b> significance (i.e. the throughout and beyond the end of the Plan period).
to improve community safety and reduce crime and fear of crime	No Overall Effect	It is unlikely that new employment growth would contribute towards improving community safety or reducing crime or fear of crime. <b>No impacts identified.</b>
to improve educational achievement and improve the District's skills base	No Overall Effect	The exact location of businesses will have no notable impact on the Districts skills base as irrespective of broad location the quantity of employment land and hence the overall number of jobs created would be comparable. <b>No impacts identified.</b>
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	This option could help the District and City Council tackle deprivation in existing and proposed communities by supporting the long term delivery of employment around areas with higher than average levels of deprivation such as Sinfin/Boulton. Impacts are likely to be <b>positive</b> and of <b>minor</b> significance.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor/ Moderate Positive Impact	The provision of new employment land within the GTC and elsewhere on the southern edge of the DUA, would help improve access to employment for existing and future residents. Impacts would be <b>positive</b> and of <b>minor</b> or potentially <b>moderate</b> significance depending on the types of jobs created and whether they improve opportunities for employment to local communities. Impacts could be enhanced by ensuring new developments are well served by public transport and have good footpath and cycleway connectivity to existing or proposed residential areas. The inclusion of appropriate policy in the Plan could ensure that new development delivers improvements to accessibility locally through the adoption of travel plans, and where appropriate through developer contributions to support/improve public transport, or walking and cycling routes and for cycle storage etc. on site.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	Existing employment provision around the southern edge of the City is reasonably well related to consented housing sites and most of the broad areas of search for new residential sites. The proximity/relationship of large scale housing and employment could have a <b>positive</b> impact in respect of reducing the need to travel. Ensuring new employment developments are well served by public transport and improving footpath and cycleway connectivity. The inclusion of appropriate policy in the Plan could seek to ensure that new developments are served by a range of transport modes and where appropriate through developer contributions to support/improve existing public transport, or walking and cycling routes and for cycle storage etc. on site.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate / Major Positive Impact	The provision of new employment sites (including beyond the Plan period) will allow the Council to support the continued and long-term expansion of the local economy in areas accessible to the communities of South Derbyshire and in locations where there is known demand for employment land within the DUA such as the GTC and Derby Commercial Park. Impacts are likely to be <b>positive</b> and of <b>moderate to major</b> significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate / Major Positive Impact	The provision of new employment sites within Derby and around the edge of the City could help increase the quantity and quality of new sites for development and could help diversify the local economy. Impacts are <b>positive, of moderate to major</b> significance. Positive impacts could be enhanced where appropriate policies are included in HMA partner plans to safeguard existing employment sites from redevelopment.
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development within Derby City and on the edge of Derby in South Derbyshire could have <b>uncertain</b> impact on local District Centres. Large scale growth is likely to support the viability of nearby District centres, however if employment developments include significant elements of retail provision such as public houses or food outlets it could have

		a negative effect on local centres. Impacts are <b>uncertain</b>
to improve the quality of new development and the existing built environment	No Overall Effect	New employment developments in the Derby City part of the DUA, could contribute towards regeneration in Derby City. Away from identified regeneration areas new employment provision could make limited contributions towards improvements in the public realm although these are not likely to affect the existing built environment. <b>No Impacts are identified.</b>
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Whilst sites could be located outside of the District, the Council's preferred options could nonetheless increase waste generation generally. Individual site performance is <b>uncertain</b> and likely to be informed by historic land uses of sites and the potential for contamination or the need for remediation on site together with construction practices, the behaviour of future site occupiers.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Positive Impact	Locating growth within the DUA could support the reuse and regeneration of derelict or existing employment sites within the City. Impacts are likely to be <b>positive</b> and <b>minor</b> significance.
to reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	New employment development in the DUA could affect emissions to air or water or generate noise and light pollution complaints, although the exact level or nature of such impacts is likely to be largely dependent on the detailed, nature and location of employment schemes which come forward. It is likely that impacts could be mitigated by the inclusion of appropriate topic based policies in the Plan including: <ul style="list-style-type: none"> <li>- SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters</li> <li>- Directing traffic away from sensitive locations such as air quality management areas (AQMA's in Derby City or Burton</li> <li>- Locating un-neighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed.</li> </ul> Subject to the inclusion of policies to reduce or mitigate the environmental effects of development residual impacts are likely to be <b>negative</b> and of <b>minor</b> significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Moderate Permanent Negative Impact	Growth levels based on this option would lead to the loss of greenfield land albeit in the City, however it could also support the regeneration of City sites and would use capacity in the City to meet the District' employment needs and therefore could provide an opportunity to meet DUA employment needs on previously developed land. Greenfield losses are likely in South Derbyshire beyond the plan period where land is safeguarded for future development. Impacts would be of <b>minor to moderate</b> significance and <b>negative</b>
To reduce and manage flood risk and surface water runoff	No Overall Effect	Impacts are dependent on the specific location of development proposals and when they come forward. However given that no sites are allocated for development before 2028 in this option there would be no impact against this objective. Should the extension to the Global Technology Cluster come forward within the Plan period impacts could be <b>negative</b> and of <b>moderate</b> significance given the nature of the scheme proposed.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor to Moderate Negative Impact	An increase in new businesses will inevitably lead to an increase the production of GHGs in absolute terms. However new employment could also provide opportunity for the Districts residents to work closer to where they live as well as provide opportunities to improve green Infrastructure close to existing communities. Overall the scale of impact of new employment development is considered <b>negative</b> and of <b>minor to moderate</b> significance. Mitigation could include: <ul style="list-style-type: none"> <li>- promoting housing growth in areas nearby to new employment land</li> <li>- Promoting sustainable travel choice and alternative travel options</li> <li>- Reducing flood risk and the contribution of new development towards flood risk through appropriate site design and layout</li> <li>- Ensuring the provision of green infrastructure</li> </ul> Subject to the above mitigation impacts would be of minor significance

<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Overall Effect	Given that no sites are allocated for development to 2028, this option would have no significant impact against this objective
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Overall Effect	Given that no sites are allocated for development to 2028, this option would have no significant impact against this objective
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Short term Negative Impact  No Long term Impacts	New employment and commercial development proposed within this option would give rise to <b>negative</b> impacts on landscape and townscape by virtue of the strategic scale. However given that the District's employment need for the DUA will be met by City sites and having regard to the close relationship between the GTC in Derby City and the District boundary there is potential for <b>negative</b> impacts on the landscape during construction and site use. In the <b>longer term</b> it is likely that impacts would be lessened as landscape mitigation such as planting matures.

### How the Assessment was Undertaken and the Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data, which informed the assessment, included the Council's Annual Monitoring Report, the Strategic Employment Land Availability Assessment (SELAA), Employment Land Site Summaries, census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), transport modelling and the councils GIS constraints mapping and other appropriate evidence including the Landscape Character Assessment of Derbyshire as well as historic consultation responses in respect of the identified options.

The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific layout, scale and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their detailed design and implementation. For example traffic impacts from a scheme would be based on an assumption about end users on site and the phasing of each site. Further, there is a risk that the assumed effects of development could vary where actual delivery is different to that anticipated by the Authority, where sites are used differently (for example for warehousing rather than industrial use), or where delivery rates are faster or slower than expected..

Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is part of the EIA which is likely to be required to support the design and delivery of strategic sites allocated in the Plan (where an EIA is deemed necessary). However, this lack of detail does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic employment sites. For

example a policy to deal with Sustainable Urban Drainage will help ensure that new sites are designed adhering to best practice to reduce surface water runoff and flood risk without leaving this to the discretion of the developer bringing forward the site.

#### **Potential Mitigation Measures identified during the Review**

- The inclusion of a policy in the Plan to ensure sites within Derby City are built out ahead of site(s) in the South Derbyshire DUA.
- The inclusion of a policy in the Plan to secure biodiversity gain
- The inclusion of a policy to ensure new development is accessible to new and existing local communities by a range of different transport modes.
- The inclusion of a policy to ensure strategic development are accompanied by appropriate travel plans and other measures to secure non-car travel and minimise traffic increases
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and quantifies infrastructure requirements to support growth in South Derbyshire and in the City.
- The inclusion of a design excellence policy within the Local Plan to ensure that new development is built out reflecting local character and good design principles
- The inclusion of a of appropriate retail policies that restrict retail uses outside of identified town and village centres (to be in Local Plan Part 2?).
- The inclusion of a criteria based policy within the plan which sets out the circumstances where extensions to existing businesses will be supported by the Council.
- The inclusion of a cultural heritage policy in the Local Plan to ensure that new development does not have unacceptable impacts on local heritage features such as conservation areas, listed buildings, archaeological assets or scheduled ancient monuments.
- The inclusion of an appropriate amenity policy in the plan to control noise, light, air quality and water quality impacts of new development.
- The inclusion of flood risk management policy to minimise flood risk associated with new development and secure SuDS provision on strategic employment sites,
- The inclusion of climate change policy in the Plan to support on site renewable energy provision where appropriate and viable
- The inclusion of landscape policies to ensure new developments take account of local landscape character including through appropriate new planting, bunding and other screening measures.

## 6.1.7 ISSUE 7: TRANSPORT OPTIONS IN THE DERBY URBAN AREA

Option 5: Hybrid Approach		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Minor Moderate Negative Short term Impact</p> <p>Minor Positive Long term Impact</p>	<p>This option would lead to the limited loss of greenfield sites in the short term, as growth will need to be supported by new infrastructure provision such as road improvements or new park and ride sites or internal estate roads. Longer term impacts could be positive as planting and habitat creation associated with development matures. Demand management and increased public transport provision elements of this hybrid option would not have any identified significant effect in respect of this SA objective.</p> <p>The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and the provision of sustainable urban drainage should be included in the Plan, to ensure longer term benefits associated with new road development can be secured.</p>
<b>Population and Human Health</b>		
To provide decent and affordable homes that meet local needs	No overall effects (Potential positive Indirect Effect)	This preferred option would have <b>no direct effect</b> in respect of this SA Option. However, a mix of new road provision (together with demand management, and increase public transport provision and walking and cycling routes, would facilitate greater level of growth in the DUA and would therefore support greater housing and employment land delivery. As such, this option could have a <b>potential indirect positive</b> effect against this objective.
To improve the health and well-being of the population	Moderate Positive Impact	The Council's preferred transport option for the DUA will deliver new road infrastructure, together with likely junction improvements and new walking and cycling routes to connect sites around the DUA. A new park and ride could support development around Boulton Moor. This option could therefore help improve opportunities for walking and cycling, and could resolve existing traffic congestion through demand management and improved provision of public transport. This in turn could improve air quality within designated AQMAs in the City.
To improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	Infrastructure improvements could help deliver capacity enhancements and safety improvements to local roads. Overall Impacts would be positive and of <b>minor</b> to <b>moderate</b> significance.
To improve educational achievement and improve the District's skills base	No Overall Effect	The Council's Preferred Transport Option would have <b>no direct</b> or <b>indirect</b> effects in respect of this issue.
To promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate to Major Positive Impact	The provision of new roads, demand management and improved public transport and new walking and cycling routes, would help link new employment and housing growth proposed in the Local Plan with existing communities on the edge and within Derby City. Increased employment provision proposed in the Plan for this area, in combination with improved access by a range of transport modes could have a significant <b>positive</b> effect of <b>moderate</b> to <b>major</b> significance in respect of tackling inequalities and deprivation within the plan period.
<b>Material Assets</b>		

To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Major Positive Impact	Measures to increase transport choice, coupled with demand management and the delivery of new road infrastructure could help improve access in the DUA to employment, education, and shopping facilities to new and existing communities in and around the City by improving transport choice, route options and reducing congestion. Impacts are considered <b>positive</b> , and of <b>major</b> significance.
To make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Major Positive Impact	There is significant existing infrastructure provision within the City and growth in some locations could use headroom or spare capacity of existing infrastructure where this exists, especially in the early part of the Plan period. The delivery of new road infrastructure and the improvement of existing junctions could increase highways capacity. The delivery of new walking and cycling routes and public transport infrastructure and other demand management measures could reduce reliance on private car use, and given the compact nature of Derby and relatively flat topography could support walking and cycling as a means of accessing local employment and services. Overall impacts are considered <b>positive</b> and of <b>major</b> significance.  The inclusion of a policy in the Local Plan to ensure new development provides a choice of different transport modes, (possibly through a requirement to ensure that new strategic developments are accompanied by a travel plans) could help ensure identified benefits are secured.
To achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate Positive Impact	The provision of new transport routes together with increased public transport provision, the delivery of new walking and cycling routes, and demand management could ensure local businesses have easy access to local labour markets and could help protect highways capacity. Growth could also improve links to the local and strategic highways networks, and support the delivery of further employment land in the DUA. Overall impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance.
To diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	The provision of new road infrastructure, together with demand management and improvements to non-car travel options could indirectly support access to and from local businesses and encourage or support businesses to locate in the DUA.
To enhance the vitality and viability of existing town and village centres	Minor Positive Impact	Measures to improve access to the City and local (District) centres could have a beneficial effect against this objective as it would allow new and existing residents and workers to access local centres. However, demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on waiting or delivery times. However, overall impacts are likely to be <b>positive</b> and of <b>minor</b> significance.
To improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	Demand management and increasing non-car options for travel could make a limited contribution towards improving the quality of new development, by reducing the need for the provision of large-scale car parking in new development. Impacts are considered <b>positive</b> and of <b>minor</b> significance.  The inclusion of a design policy to restrict parking to those levels necessary to serve development, together with an appropriate design policy to ensure new development is not dominated by road infrastructure could ensure that new development contributes to improvements in urban design.
<b>Soil, Water and Air</b>		
To minimise waste and increase the reuse and recycling of waste materials	No Overall Effect	This preferred option would have <b>no direct effects</b> in respect of this SA Option.
To promote sustainable forms of construction and sustainable use of natural resources	Minor Moderate Negative Impact	A policy approach which supports highways improvements including new roads and capacity improvements is likely to support increased car usage impact are <b>negative</b> and of <b>minor to moderate</b> significance.  The inclusion of an appropriate transport policy in the Local Plan, to ensure new development provides a choice of transport modes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes.

To reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	<p>New road development is likely to have a negative impact on the natural environment and is likely to lead to increased level of noise, light, air and water pollution on the urban edge of the City, although the significance of impacts could be largely controlled through the detailed design and alignment of new routes, and the location of proposed built development. In particular, further growth in combination with new roads could affect air quality management areas (AQMAS) on the inner and outer ring roads in Derby City; although where capacity improvements reduce congestion effects could be positive. In addition, new roads could increase urban diffuse pollution entering local watercourses around the City including Hell Brook and Thulston Brook. This transport option could also increase levels of light and noise pollution. Overall it is likely that this option would have a <b>minor to moderate negative</b> effect against this objective.</p> <ul style="list-style-type: none"> <li>- The inclusion of appropriate SuDS policy in the Local Plan to ensure that surface water generated by impermeable areas are adequately treated prior to discharge to local watercourses or the ground</li> <li>- The inclusion of appropriate design or amenity policies could minimise noise and light pollution during road construction and operation;</li> <li>- The inclusion of an appropriate transport policy to ensure new development provides a choice of different transport modes, (possible through a requirement to ensure that new strategic developments are accompanied by a travel plan), could reduce reliance on car use</li> </ul> <p>Subject to the inclusion of appropriate policies, residual impacts would be <b>negative</b> and of <b>minor</b> significance.</p>
To minimise the irreversible loss of undeveloped (greenfield) land	Minor Moderate Negative Permanent Impact	<p>New roads will form a component of new development proposals, in addition to a new park and ride facility at Boulton Moor and with new walking and cycling routes which will lead of limited greenfield sites on the edge of the City. Impacts would be <b>negative</b> and of <b>minor to moderate</b> significance. However, in combination with wider development (i.e. the delivery of housing and employment land that transport infrastructure improvements will facilitate) impacts would be of major significance.</p> <p>The inclusion of a detailed policy in the Local Plan, to ensure efficient use of land in urban locations and to minimise the loss of undeveloped land for development, could help minimise losses.</p>
To reduce and manage flood risk and surface water run-off	Minor to Moderate Negative Impact	<p>Highways improvements together with new public transport infrastructure could increase impermeable hard surfaces, create a need for culverts or alter local landform etc. and could lead to increased flood risk in some areas although effects could be mitigated through careful design. Impacts are considered <b>negative</b> and of <b>minor to moderate</b> significance.</p> <ul style="list-style-type: none"> <li>- The inclusion of an appropriate flood risk policy could target new built development including roads to areas at lowest risk of flooding</li> <li>- A SuDS policy could ensure that new development does not increase flood risk elsewhere as a result of new development.</li> </ul> <p>Post mitigation residual impacts would be likely to be <b>negative</b> of <b>minor</b> significance.</p>
<b>Climatic Factors</b>		
To reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	<p>New development on the edge of Derby City could reduce the need for new residents to travel long distances to access local services. However the provision of new roads, in combination with proposed housing and employment growth will increase private car usage locally. Impacts are likely to be <b>negative</b>, and of <b>moderate</b> significance.</p> <p>However the effects of this option could be partially mitigated by:</p> <ul style="list-style-type: none"> <li>- Promoting sustainable travel choice through the requirement in a suitably worded transport policy in the Local Plan,</li> <li>- Requiring new strategic development to be supported by a green travel plan</li> </ul> <p>Following mitigation residual impacts are likely to be <b>negative</b> and or <b>minor to moderate</b> significance.</p>
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
To protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	<p>New road and public transport infrastructure provision, or highways improvements within the DUA could have a negative impact on conservation areas or listed buildings and other cultural heritage assets, although such an impact would be dependent on the location, scale and nature of new road or other transport infrastructure. Impacts are considered <b>uncertain</b>.</p>

		The inclusion of an appropriate heritage policy could provide some protection of sites, and would reduce the likely effect of new transport and public transport infrastructure provision on cultural and heritage assets.
To improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor Positive Impact	New road provision together with the creation of new walking and cycling routes in the DUA, could provide opportunity to improve connectivity to heritage assets located close to the City including Elvaston Castle, Trent and Mersey Canal, Radbourne Hall and Kedleston Hall etc.
<b>Landscape</b>		
To conserve and enhance the District's landscape and townscape character.	Short Term Moderate To Major Negative Impact Long Term Minor to Moderate Negative Impact	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Similarly the creation of new public transport infrastructure such as park and ride sites could also have a negative impact on local landscape and townscape character -such sites are likely to be on greenfield locations on the edge of the City. Overall Impacts are likely to be <b>negative</b> and of <b>moderate</b> to <b>major</b> significance. However, subject to: <ul style="list-style-type: none"> <li>- The inclusion of design policy in the plan to ensure that road developments do not dominate new developments;</li> <li>- The inclusion of an appropriate landscape policy, to ensure new developments are brought forward with appropriate strategic screening such as tree planting and bunding.</li> </ul> Long term residual impacts from further road, cycling and walking routes on in the DUA would be <b>negative</b> and of <b>minor</b> to <b>moderate</b> significant effect.

### How the Assessment was Undertaken and the Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions, supported by relevant studies and evidence. With respect to this issue key data, includes site summaries for housing and employment sites, detailed transport modelling for the Derby Urban Area, and other evidence and expert opinion provided by the County and City Transport Teams, as well as the councils GIS constraints mapping and other appropriate evidence as well as historic consultation responses in respect of the identified options including that supplied by the Highways Agency and Highways Authority.



The key technical difficulty encountered in undertaking the appraisal is the complexity involved in undertaking transport modelling, with each run of modelling requiring significant preparation time, and requiring considerable investment in terms of finances and time.

As with all models, assumptions have been made about baseline conditions and how these will change as a result of the actions proposed, or in this case, existing traffic levels and the traffic generation assigned to new development. However, there is a risk that such assumptions could introduce errors or bias into the modelling work. Further, there is a risk that the assumed effects of development could vary where actual delivery is different to that anticipated by the Authority, where sites are used differently (for example for warehousing rather than industrial use), or where delivery rates are faster or slower than expected.. However, in order to reduce such risk, the HMA Authorities have appointed suitably qualified transport modellers with the expertise to undertake this technical work on behalf of the Local Planning Authorities and respective Highways Authorities.

Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is part of the EIA which is likely to be required to support the design and delivery of strategic sites a. However, this lack of details does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies in the Local Plan, to influence the layout and design of strategic sites and by working with developers, Derby City Council and Transport Authorities to 'Masterplan' the broad development principles for sites in the DUA.

Finally it should be noted that modelling work undertaken by the HMA Authorities runs to the period 2026, whilst the plan runs to 2028. The 2026 end date reflects the existing Derby Area Transport Model (DATM), and represents a realistic proxy for the 2028 Local Plan end date without requiring costly and time consuming updates to the model.

Detailed information on the modelling methodology can be found on the Council's website [here](#).

#### **Potential Mitigation Measures Identified During the Review**

- Local Plan policy could give priority could be given to non-car based options for dealing with network capacity problems, with new road provision only considered where all alternative options for reducing congestion had been exhausted and include a requirement for appropriate Travel Plans to be submitted to the Authority in support of strategic developments
- Set out a requirement for public transport improvements including new services/service enhancements and infrastructure to improve bus priority and reliability
- The inclusion of an appropriate transport policy in the Plan could specify that new developments including highways developments make adequate provision for walking and cycling with new routes connecting up to existing Public Rights of Way network (including those around the Trent and Mersey Canal and Elvaston Castle) wherever possible
- The inclusion of a biodiversity policy to protect important habitats and species and secure appropriate green infrastructure, SuDs, Tree Planting and habitat creation
- The inclusion of a general amenity policy to ensure that effects associated with light, noise and water and air pollution are minimised through good design.
- The Inclusion of an appropriate design policy could ensure that new development is not designed around highways schemes and could ensure opportunities for walking and cycling are fully integrated into new developments

- The inclusion of a flood risk policy in the Plan could help direct new developments (including infrastructure) to areas at lowest risk.
- A water quality/sustainable urban drainage systems policy could ensure that new development does not increase flood risk on site and contributes towards improvements in water quality locally.
- The inclusion of a general heritage protection policy could protect heritage assets such as listed buildings, conservation areas, scheduled ancient monuments, and historic parks and gardens and their settings from harm as a result of new development.
- The inclusion of a general landscape policy could help ensure that appropriate landscaping is secured to screen new road and other developments

## 6.1.8 ISSUE 8: HOUSING DELIVERY OPTIONS IN SWADLINCOTE– BROAD LOCATIONS

Summary of site performances – Swadlincote Broad Locations		
SA Objective	Preferred Options Appraisal	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Moderate Negative Short term Impact  Minor positive Long term impact	None of the areas would impacts on statutory wildlife site such as Sites of Special Scientific Interest (SSSI) or special areas of conservation. All sites performed negatively in respect of the objective to avoid damage to designated sites or species. This is because all broad locations have the potential to affect protected species and/or non-statutory wildlife sites. Impacts from development are likely to be <b>negative</b> and of <b>moderate</b> significance in the <b>short term</b> .  The inclusion of an appropriate policy in the Plan to ensure biodiversity gain, green infrastructure provision (including National Forest Planting) and the provision of sustainable urban drainage should be included in the Local Plan to ensure longer term benefits associated with new development can be secured. <b>Long term</b> impacts from new development on mainly greenfield agricultural areas would be likely to be <b>positive</b> and of <b>minor</b> significance, so long as sites contribute towards National Forest tree planting and other habitat creation on site in accordance with requirements set out in the National Planning Policy Framework.
to provide decent and affordable homes that meet local needs	Major Positive Impact	Allocating new housing within or on the edge of Swadlincote will contribute towards meeting local housing need. The strategic nature (large size) of homes which can be accommodated in the town coupled with the potential to deliver both market and affordable housing throughout the Swadlincote urban area would make a significant contribution to meeting HMA wide and local housing need as identified in the Strategic Housing Market Assessment. Accordingly the provision of across a combination of broad locations in the town would have a <b>major positive</b> impact against this SA objective by allowing local resident to access homes close to where they wish to live.
to improve the health and well-being of the population	Minor Positive Impact	Sites within all broad locations are located relatively close to existing healthcare facilities which are still accommodating new patients and/or are able to expand further. In addition sites could also deliver new open space and informal leisure opportunities or could link to existing National Forest sites or rights of way or open spaces within the town. Overall development would have <b>positive</b> impact of <b>minor</b> significance.  Potential benefits identified above could be secured/enhanced through plan policies to support PROW and cycle route provision, National Forest planting and other GI provision and contributions/improvements to local health care facilities.
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	Contributions from new housing developments could help deliver infrastructure improvements. For example new roads to alleviate traffic congestion in and around Swadlincote and could help reduce the risk of accidents by delivering junction improvements or off road cycle lane provision locally. However care would need to be taken to ensure that new development does not create opportunities for antisocial behaviour or reduce community safety including through poor design. Impacts are likely to be <b>positive</b> and of <b>minor</b> significance. The inclusion of an appropriate transport/infrastructure policy setting out new routes to support growth together with the inclusion of a general design policy could ensure that developments perform positively.
to improve educational achievement and improve the District's skills base	Minor to Moderate Negative Impact	Evidence gathering in respect of education provision is on-going. New growth within or on the edge of Swadlincote could have a significant impact on local schools capacity. Increased pupil numbers could be met by extensions to existing primary schools in Swadlincote, whilst there is some capacity at Granville College though not at The Pingle and William Allitt. Subject to schools in this area being able to accommodate additional pupils via extensions or existing capacity then <b>no residual impacts are likely</b> .
to promote social inclusion and	Minor Positive	All the broad locations perform consistently against this objective as all potential development locations could deliver significant new affordable and low cost market housing provision and could therefore help address higher than average levels of deprivation in the town (compared to South

reduce inequalities associated with deprivation across the District	Impact	Derbyshire). Overall impacts are considered <b>positive</b> and of <b>minor</b> significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor to Moderate Positive Impact	<p>Bringing forward a number of sites in a combination of locations is considered to perform relatively well against this objective. Sites located within the existing urban core are likely to perform the best as they are located in proximity to existing services and facilities including, employment land, retail provision, open space and social infrastructure. However those on the edge of the existing urban area are still relatively well related to local services due to the compact nature of the town.</p> <p>Most sites around Swadlincote have good public transport provision and could therefore provide opportunities to improve access to local walking and cycling routes. Impacts from development against this objective are considered <b>positive</b> and of <b>minor to moderate</b> significance. The plan should include an appropriate transport policy to encourage good connectivity with existing public transport services and the delivery of new walking and cycling routes. Post development effects are anticipated to be positive and of <b>minor to moderate</b> significance.</p>
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Negative Impact	<p>Significant infrastructure provision is likely to be required to support growth within Swadlincote.</p> <p>All sites will need to be supported by new pupil capacity through extensions and sewerage infrastructure (including longer term capacity improvements to Milton and Stanton Waste Water Treatment Works. In respect of transport infrastructure it is likely that growth around Woodville would need to be supported by new transport routes and capacity enhancements to reduce the impacts of development on the Clock Island, whilst capacity improvements to the local road network are likely to be necessary elsewhere in the town.</p> <p>Subject to appropriate transport policy requiring developments to deliver new routes identified through transport modelling and other evidence it is considered that impacts from development could be reduced.</p>
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Major Positive Impact	Strategic levels of development within and on the edge of Swadlincote over the plan period will deliver significant and continuous level of development which could help support local construction jobs. It could also help support locally based employment by ensuring that existing and new businesses have access to growing labour markets. Impacts are expected to be <b>positive</b> and of <b>major</b> significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	New development could help support wider economic growth and provide new homes accessible to proposed employment such as around Tetron Point or Cadley Hill. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to enhance the vitality and viability of existing town and village centres	Minor Positive Impact	The provision of new development within the Swadlincote area could help contribute towards supporting Swadlincote Town Centre. Vacancy rates within the town are currently around 12.5% and a significant number of additional homes could help increase the number of residents living in the catchment area of the Town and in turn the pool of potential customers. Impacts would be likely to be <b>positive</b> and of <b>minor</b> significance. The inclusion of an appropriate retail policy (or policies) in the Local Development Framework could help ensure that where new services or shops are required priority is given to locating these in Swadlincote town centre followed by existing or new local centres. Subject to mitigation positive impacts would be enhanced.
to improve the quality of new development and the existing built environment	Uncertain	<p>Of the sites identified as capable of accommodating housing development in Swadlincote most are greenfield and would do little to improve the existing built environment. However there are a number of potential sites in the town which are previously developed or poorly restored which could contribute towards housing delivery. Impacts are therefore <b>uncertain</b>. The performance of individual sites could be improved where the plan includes:</p> <ul style="list-style-type: none"> <li>- A general design excellence policy</li> <li>- Energy efficiency policy to reduce energy use in new buildings</li> <li>- SuDS policy to ensure flood risk is not increased as a result of development</li> <li>- Biodiversity policy to deliver biodiversity gain</li> <li>- Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape</li> </ul>

		<p>including through appropriate landscaping and screening</p> <ul style="list-style-type: none"> <li>- An appropriate policy to ensure heritage assets are not significantly affected by new development.</li> </ul>
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	<p>New development across all sites would lead to a general increase in waste generation during the construction and use of sites although this would occur irrespective of the distribution strategy for the new homes. A number of potential development sites in Woodville and Swadlincote have historically been subject for waste disposal and/or mining or industrial use and may have potential to be contaminated, although where sites require remediation there may be potential for treatment in situ. Impacts are <b>uncertain</b>.</p> <p>Appropriate design policies, could be included in the Plan to ensure space for storage of waste materials and recycling and to encourage the reuse of waste building materials or demolition waste on site where this exists, Ste remediation/contamination policies could also support onsite remediation ahead of transportation to a waste facility of contaminated material. Residual impacts would be <b>uncertain</b>.</p>
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	<p>New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. The site at William Nadin Way has historically been worked for minerals, there is no information regarding the potential for minerals sterilisation (coal or fireclay) (add data on minerals Safeguarding) as a result of development at land at Church Street or Broomy Farm. Impacts are therefore <b>uncertain</b>.</p> <p>The inclusion of an appropriate design policy in the Local Plan together with energy efficiency policy could help enhance site performance</p>
to reduce water, light, air and noise pollution	Minor Moderate Negative Impact	<p>Sites in Swadlincote would not be located close to any designated air quality management areas. There would be potential for increased diffuse pollution to local water courses during construction and site use. There could also be increased noise and light pollution as a result of housing development across all sites due to the proximity of proposed housing to existing residential areas.</p> <p>Without mitigation development could have notable impacts in respect of pollution, however subject to appropriate mitigation impacts could be significantly reduced. Mitigation could include:</p> <ul style="list-style-type: none"> <li>- inclusion of an appropriate SuDS/water quality policy in the Plan to ensure water is 'filtered' prior to discharge to ground or surface water</li> <li>- The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new development</li> <li>- The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation.</li> </ul>
to minimise the irreversible loss of undeveloped (greenfield) land	Major Permanent Negative Impact	<p>Sites within the broad locations are almost all greenfield, although there are a number of previously developed but poorly restored sites around Woodville and Swadlincote. Impacts are likely to have a major negative impact against SA objectives to minimise the loss of undeveloped greenfield site, although the reuse of degraded land could protect productive agricultural land elsewhere in the Town.</p>
to reduce and manage flood risk and surface water run-off	Minor Negative Impact	<p>All sites would be likely to be built out in accordance with SuDS requirements set out in emerging flood risk legislation. Sites around Swadlincote are mostly unaffected by fluvial flood risk, although small areas of surface water flooding have been identified on some sites. These areas are limited and new development could be steered away from areas at risk. Overall impacts are likely to be <b>negative</b> and of <b>minor</b> significance. Subject to the inclusion of appropriate flood risk policies and SuDS policy (to reduce flood risk from surface water) there are likely to be <b>no significant residual impacts</b>.</p>
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	<p>New development within and on the edge of Swadlincote would be relatively well related to existing services and facilities and reasonably well served by a range of transport modes providing opportunities for people to live lower carbon lifestyles than developments in less well served areas. However overall impacts from development would be <b>negative</b> and of <b>moderate</b> significance. The inclusion of appropriate mitigation as follows could partially reduce impacts against this SA objective:</p> <ul style="list-style-type: none"> <li>- Promoting sustainable travel choice and alternative travel options and balanced development</li> <li>- Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout.</li> <li>- Ensuring the provision of appropriate open space and green infrastructure</li> <li>- The delivery of low carbon homes and businesses</li> </ul> <p>Following mitigation impacts are likely to be of <b>negative</b> and of <b>minor</b> significance.</p>
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	<p>Development in some broad areas, such to the east of Swadlincote could affect the Grade 2* listed bottle kilns on the TG Green Factory Site. It could also affect the setting of other locally important and listed buildings such as St Stephen's Church and Bretby Art Pottery. However impacts could be positive especially where development can safeguard the 'at risk' TG Green Site. Other sites have limited potential to affect the setting of listed buildings. Overall impacts are <b>uncertain</b>. The inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.</p>
to improve access to the cultural heritage of the District for enjoyment and educational	Uncertain	<p>There may be potential to improve access to heritage facilities within parts of Woodville. All sites could present opportunities to connect to the National Forest, which is an increasingly important biodiversity and heritage resource. Impacts are uncertain and would be dependent on the design and implementation of development and how it connects up to existing PROW and multiuser routes around the Town.</p>

purposes		
to conserve and enhance the District's landscape and townscape character	Minor to Major Negative Impact	Some development in this area would be screened by existing developments or substantial tree belt or landscape buffers associated with historic National Forest Planting around the periphery of the town. Impacts could vary significantly across potential sites but in all instances would be <b>negative</b> . The inclusion of appropriate landscape and townscape policies could partially mitigate impacts on local landscape and townscape and could be secured through the inclusion of appropriate landscape, regeneration or design excellence policies in the Plan. Residual impacts would be <b>uncertain</b> depending on the sensitivity of the site and detailed design and layout of development proposals.

### How the Assessment was Undertaken and the Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, the HMA wide Housing Market Areas Assessment, the HMA wide area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment and Derbyshire County Council Landscape Assessment and Areas of Multiple Environmental Sensitivity study together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers and local residents as well as relevant consultation with local schools and the Local Education Authority.

The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design, location and layout of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their extent, detailed design and implementation. For example traffic impacts from a scheme would be based on an assumption about the number of dwellings to be provided on the site, and the phasing of site build out. However actual impacts may vary where actual delivery is different to that assumed by the Authority, where delivery rates are faster or slower than that assumed or where other measures to restrain traffic generation are built into the scheme.

Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is part of the EIA which is likely to be required to support the design and delivery of strategic sites allocated in the Plan where an EIA is deemed necessary. However, without such detail it does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites.

Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Consultation on these matters remains on-going and the SA will be updated once further information regarding the effects is available.

### Potential Mitigation Measures Identified During the Review

- Continued investigation through the Plan preparation process will allow the constraints and detailed characteristics of housing sites to be fully identified and will enable site design that will have least impact on natural environment.

- The inclusion of a detailed policy in the Local Plan to ensure that new developments is bought forward alongside green infrastructure, National Forest Planting and on site biodiversity gain to ensure biodiversity protection and deliver wider ecological enhancement.
- The inclusion of an appropriate affordable housing requirement policy could ensure the adequate delivery of affordable homes on proposed housing sites.
- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing capacities and constraints could reduce uncertainties about the effects of development on existing infrastructure and facilities and quantify infrastructure requirements to support growth in Swadlincote.  
The inclusion of a suitably worded transport policy in the Plan could ensure that new development provides access via a range of transport modes
- The specification of target densities for specific sites could ensure the efficient use of greenfield sites within and on the edge of Swadlincote.
- The Inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites could help increase recycling and reduce the amount of waste sent to landfill.
- The inclusion of an appropriate SuDS policy could minimise water pollution and flood risk
- The inclusion a suitably worded design policy in the Plan could minimise noise and light pollution
- The inclusion of a detailed design policy ensure building design is sustainable and appropriate to the wider area, and has regard to National Forest design principles could be included in the Plan.
- The inclusion of a specific policy in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
- A general landscape policy could help ensure landscape impacts associated with development on preferred sites are minimised.
- The inclusion of an appropriate regeneration and contamination policy in the Plan could ensure appropriate site remediation prior to development.

### 6.1.9 ISSUE 9: HOUSING DELIVERY OPTIONS IN RURAL AREAS

Preferred Options Appraisal– Rural Areas		
SA Objective	Preferred Options Appraisal	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Moderate Major Negative Short term Impact	All sites performed negatively in respect of the objective to avoid damage to designated sites or species. This is because all sites had potential to affect either protected species and/or non-statutory wildlife sites. Only sites located around Overseal and Netherseal have the potential to affect a statutory wildlife site, the River Mease Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), impacts would result from foul water discharges to the local sewerage system which in turn discharge to the Mease. The river has limited capacity for receiving additional foul flows). Impacts from development are likely to be <b>negative</b> and of <b>moderate</b> to <b>major</b> significance depending on their location.  The inclusion of an appropriate policy to ensure biodiversity gain and sustainable urban drainage should be included in the Plan to ensure longer term benefits associated with new development can be secured. In addition directing strategic level development away from the Mease or restricting growth to levels that can be accommodated within the existing headroom consents of Netherseal and Overseal. Waste Water Treatment Works could help safeguard the integrity of the SAC. <b>Long term</b> , and subject to mitigation impacts would be <b>positive</b> and of <b>minor</b> significance.
to provide decent and affordable homes that meet local needs	Major Positive Impact	Locating an appropriate amount of growth in villages could meet local housing needs identified in the Strategic Housing Market Assessment. The scale of the sites, in relation to the existing settlements coupled with the potential to deliver both market and affordable housing (coupled with the relative lack of new housing development in many villages in recent years) would make a significant contribution to meeting local housing need. Accordingly the provision of limited homes in village locations throughout the District would have a <b>major positive</b> impact against this SA

		objective.
to improve the health and well-being of the population	Minor Positive Impact	<p>Most sites are located relatively close to existing healthcare facilities although in many instances provision can be in adjacent villages. In addition sites could also deliver new affordable housing which could have a benefit on the wellbeing of local residents. In addition development could support the delivery of new open space and informal leisure opportunities or could link to existing green infrastructure or rights of way. Impacts would be <b>positive</b> and of <b>minor</b> significance.</p> <p>The inclusion of appropriate policy in the Plan will ensure that improvements to existing healthcare facilities are secured through a general infrastructure policy. Requirements to deliver new PROW and to connect up to existing PROW could be required through the inclusion of walking and cycling policies in the Plan.</p>
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	<p>Contributions from new housing developments could help deliver infrastructure improvements to alleviate traffic congestion. However no specific strategic transport issues have been identified within the villages although there are some local issues in a small number of villages such as Hatton, Repton, Willington and Melbourne. The redevelopment of one site (former Aston Hall Hospital) could significantly reduce incidents of antisocial behaviour and secure the regeneration of this site.</p> <p>The inclusion of general design and transport policies could ensure that new developments contribute towards and improving community safety and reducing crime. The inclusion of an appropriate regeneration policy could also support the reuse of previously developed sites. Impacts are expected to be <b>positive</b> and of <b>minor</b> significance.</p>
to improve educational achievement and improve the District's skills base	Uncertain	<p>Further development in the District's rural areas could be served by existing secondary schools including John Port in Etwell and Chellaston Academy in Derby City. Capacity is therefore constrained and development would need to be supported by appropriate school place provision. In addition primary school provision is highly constrained in some villages, for example Hilton. However given the uncertainty in respect of school place provision and given growth could act in combination (both spatially and temporally) with development in the in the City, and to a lesser extent in Swadlincote an <b>uncertain</b> impact in respect of this issue has been identified. The Authority will seek to document the additional school places required to support growth and what extensions, or new facilities are required through the emerging Draft Infrastructure Delivery Plan.</p>
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	<p>All the sites would perform positively against this objective. This view has been taken because all potential development locations could deliver significant new affordable and low cost market housing provision thus tackling deprivation related to housing access. Overall impacts are considered <b>positive</b> and of <b>minor</b> significance.</p>
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Neutral Minor Positive Impact	<p>All of the sites identified have relatively good public transport provision and could provide opportunity to improve access to local walking and cycling routes. In addition all the villages capable of accommodating strategic level of growth have at least one local shop, primary school and access to nearby open space or leisure provision. However in most cases, new residents would need to travel to access major employment (with the exception of Hilton and Hatton), secondary school provision (except for Etwell); although in most cases additional local facilities are located in nearby villages or larger centres such as Swadlincote, Burton on Trent and Derby City (including local centres). Impacts from development against this objective are considered <b>neutral to minor positive</b> significance. The inclusion of an appropriate transport policy could help ensure that new developments are well served by new or existing bus services and /or connectivity to local walking and cycling routes. Subject to mitigation effects are anticipated to be <b>positive</b> and of <b>minor</b> significance.</p>
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	<p>New development in rural areas could have impacts in respect of schools capacity, sewerage capacity and road infrastructure, although it is likely that the scale of growth would, in most cases, be more modest in the villages, than within Swadlincote or on the edge of Derby City. Public transport provision is relatively limited across the villages in south Derbyshire, and whilst some growth could support existing bus or train services (in Willington or Hatton) opportunities for non-car travel are likely to be more restricted. The inclusion of appropriate transport policies in the plan should seek to maximise opportunities for delivering public transport and walking and cycling provision in the villages.</p>
to achieve stable and	Moderate	<p>Growth within and on the edge of identified villages over the plan period will deliver notable levels of development which could help underpin the</p>

sustainable levels of economic growth and maintain economic competitiveness	Positive Impact	local construction industry, most likely during the early part of the plan period due to the likely modest scale of sites in these areas. In addition, the increase in local residents as a result of development in rural areas will help provide labour for existing and new small rural based businesses. In Hatton growth could help to provide an opportunity for workers to live close to Nestle (which has recently expanded), whilst growth in Hilton and Etwell would be well related to existing employment areas which have plots remaining for development. Similarly sites in the north eastern part of the District would be well related to strategic employment sites in Castle Donington and Derby Commercial Park, whilst villages centrally located would be well related to Toyota in Willington and the Global Technology Cluster. Impacts are considered <b>positive</b> and <b>moderate</b> significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Moderate Positive Impact	New development could help provide new homes close to existing or proposed employment sites such as the Global Technology Cluster, Dove Valley Park, Hilton, Hatton and Castle Donington. Impacts would be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance. In addition the inclusion of appropriate farm and rural diversification policies in the Plan could help to facilitate appropriate economic development (including from private homes) and could help enhance the performance of this option.
to enhance the vitality and viability of existing town and village centres	Minor Positive Impact	The provision of new development within existing key service villages could help support existing local shops, public transport provision and other facilities by increasing the number of local residents living within the villages. Impacts would be of <b>minor</b> significance and <b>positive</b> . The inclusion of an appropriate policy to safeguard village shops and other services could help ensure that existing services are protected unless it can be demonstrated that these are no longer viable.
to improve the quality of new development and the existing built environment	Uncertain	Most sites are greenfield although a small number of previously developed sites have been identified through the SHLAA including former Aston Hall Hospital and Hilton Depot. The site in Aston in particular is in a poor state and is affecting the setting of the nearby grade 2* listed Aston Hall. The redevelopment of this site could contribute positively to the local built environment. Hilton has the remains of previously developed land from the Ministry of Defence use as a depot. Sites elsewhere are greenfield and could have potential to affect listed building or other heritage feature depending the location, nature or scale. Impacts from development are considered <b>uncertain</b> . However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include: <ul style="list-style-type: none"> <li>- A general design excellence policy</li> <li>- SuDS policy to ensure flood risk is not increased as a result of development</li> <li>- Biodiversity policy to deliver biodiversity gain</li> <li>- Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape character including through appropriate landscaping and screening</li> <li>- An appropriate policy to ensure heritage assets are not significantly affected by new development.</li> </ul> Subject to the inclusion of the above policies in the Plan development could have reduced impacts on local townscape and in some circumstances could have positive impacts on the built environment.
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	New development across all sites would lead to a general increase in waste generation during the construction and use of sites although this would occur irrespective of the distribution strategy for the new homes. There is the potential for site demolition and remediation at the former Aston Hall Hospital and Hilton Depot sites. this could give rise to construction and demolition waste for which there may be potential to reuse on site. There are also a small number of sites identified which have been subject to historic tipping or potential minerals extraction around the villages. Impacts are therefore <b>uncertain</b> . The inclusion of appropriate design and site remediation policies could enhance the performance of this option.
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	New development would lead to a general increase in the usage of natural resources (aggregates and building materials etc.) although this would occur irrespective of the distribution strategy for the new homes. Brownfield sites at Aston and Hilton may provide opportunity to offset the need for primary won minerals where existing materials from derelict buildings and roads can be reclaimed. No opportunities to reduce resource use elsewhere have been identified. Growth in some areas could increase the need to travel to access local services, facilities or employment, although this is uncertain and would in any case be affected by local infrastructure provision and site design and implementation. Overall impacts are <b>uncertain</b> .
to reduce water, light, air and noise pollution	Minor Negative Impact  (impacts in the Mease SAC catchment)	None of the sites identified through the SHLAA in key service villages will be located close to any designated air quality management areas. There would be potential for increased diffuse pollution to local water courses during construction and site use, impacts within the River Mease catchment could potentially affect the integrity of the SAC without adequate surface water management, although impacts would be restricted to sites in the southern villages around Overseal, Netherseal, Lullington and Smisby. There could be some potential for increased noise and light pollution complaints as a result of housing development across all sites due to the proximity of proposed housing to existing residential/commercial areas, although development around Melbourne could be especially impacted by noise. Prior to mitigation, impacts outside of the Mease catchment are likely to be negative and of minor significance. Within the Mease catchment impacts could be <b>negative</b> and of <b>moderate</b> , or potentially <b>major</b> significance.



	would be more significant)	<p>Subject to appropriate mitigation as follows <b>no significant residual impacts</b> are considered likely:</p> <ul style="list-style-type: none"> <li>- Directing strategic level developments away from the River Mease (to control waste water flows to local treatment works discharging to the SAC)</li> <li>- The inclusion of an appropriate SuDS/water quality policy in the Plan to ensure no unmitigated discharges of surface water to local drainage ditches</li> <li>- The inclusion of an appropriate design or amenity policy to reduce noise and lighting pollution resulting from new residential and road development</li> <li>- The inclusion of a suitable remediation/contamination policy in the Plan to ensure appropriate site remediation.</li> </ul>
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Major Negative Impact	All sites, with the exception of the former Aston Hall Hospital site and Hilton Depot site are likely to deliver new homes within the Plan period on greenfield sites and will lead to the loss of previously undeveloped land. Cumulatively development in the villages will have a <b>moderate</b> to a <b>major negative</b> impact in respect of this sustainability appraisal objective.
to reduce and manage flood risk and surface water run-off	Moderate Negative Impact	Proposed development in some rural communities (especially those in the Trent and Dove Valleys) could lead to increase incidents of flood risk. However, few villages are fully at flood risk and steering development away from flood zones in accordance with national planning policy could reduce the flood risk. However there could be potential for some new homes in key villages to be located fully in areas at flood risk, such as Hatton. Although in such instances development would need to be 'exceptional', and no areas at lower flood risk available within the village to accommodate growth to be consistent with national policy. Subject to appropriate mitigation (including the provision of flood defences, impacts would be <b>negative</b> and of <b>minor</b> significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Moderate Negative Impact	<p>New development within, and on the edge of key villages, would be served by some local services, facilities and public transport providing opportunities for lower carbon use than developments in isolated rural locations. However overall impacts from development would be <b>negative</b> and of <b>moderate</b> significance (with residents more likely to travel to access key services compared to residents in Swadlincote or on the edge of Derby City). However limited growth could meet local community need and help sustain existing local services. The inclusion of appropriate mitigation as follows could partially reduce impacts against this SA objective:</p> <ul style="list-style-type: none"> <li>- Promoting sustainable travel choice and alternative travel options and growth in locations well related to new or existing employment or local and communities facilities and services.</li> <li>- Including transport policy to ensure new development connects up to existing cycle paths and public rights of way</li> <li>- Reducing flood risk and the contribution of new development towards flood risk through appropriate site selection, design and layout.</li> <li>- Ensuring the provision of appropriate open space and green infrastructure.</li> <li>- Encouraging the delivery of onsite renewable energy of low carbon technologies especially in more rural areas without access to gas.</li> </ul> <p>Subject to the inclusion of relevant policies in the plan to reduce and manage climate change, residual impacts would be <b>negative</b> and of <b>minor</b> significance.</p>
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	New development in the villages could impact cultural heritage assets such as listed buildings, historic parks and gardens, conservation areas, or scheduled ancient monuments. The potential for impacts is likely to be determined by the scale, nature and location of potential sites. Overall impacts are uncertain although villages most likely to be affected by development are Melbourne, Ticknall, Repton Kingss Newton and Shardlow. However the inclusion of appropriate landscaping and heritage protection policies in the Local Plan could reduce the significance of any likely effects on heritage features.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Uncertain	The potential to improve access to cultural heritage features would be largely dependent on the location of development and the opportunities to secure improved access and interpretation of features and assets. The inclusion of an appropriate heritage protection policy and walking and cycling policies could help enhance the performance of the plan.
to conserve and enhance the District's landscape and townscape character	<p>Minor to Major Short term Landscape Impact</p> <p>Uncertain Long term Impact</p>	<p>Development could have a <b>minor</b> to <b>major negative</b> impact in respect of landscape sensitivity with sites around the central part of the District and around Ticknall and Calke which is most sensitive to development according to the Areas of Multiple Environmental Sensitivity Mapping undertaken by Derbyshire County Council. Other sensitive landscape included villages located in the Needwood and Derbyshire Claylands in the north west of the District. The overall level of impact would be dependent on the scale, nature and location of development.</p> <p>Subject to the inclusion of appropriate landscape policies to protect existing landscape features, and secure new planting and other screening, impacts could be reduced in the long term.</p> <p>New housing developments could have positive effects on townscape in Hilton and Aston (where the regeneration of previously used sites is</p>

	Unclear townscape Impacts	secured) and uncertain effects elsewhere. Overall impacts are uncertain and would be partially affected by the design of development and its relationship with existing development. The inclusion of appropriate design and green infrastructure polices could potentially enhance plan performance.
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### How the Assessment was Undertaken and the Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Strategic Housing Land Availability Assessment (SHLAA), housing site summaries, the HMA Strategic Housing Market Assessment, Local Housing Needs Studies, the HMA wide area transport modelling, the Council's GIS constraints mapping, historic environmental assessment data supporting recent planning applications on committed sites (where this remains relevant and up to date), the South Derbyshire Strategic Flood Risk Assessment and Derbyshire County Council Landscape Assessment, Areas of Multiple Environmental Sensitivity study and village landscape character assessment work together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers and local residents as well as relevant consultation with local schools and the Local Education Authority.

The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific design and layout of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on their detailed design and implementation. For example traffic impacts from a scheme would be based on an assumption about the number of dwellings to be provided on the site, and the phasing of site build out. However actual impacts may vary where delivery is different to that assumed by the Authority.

Clearly a strategic assessment of this nature cannot investigate the fine grained environmental effects of different development locations this is part of the EIA which is likely to be required to support the design and delivery of strategic sites allocated in the Plan where an EIA is deemed necessary. However, without such detail it does add some uncertainty into the assessment process. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites.

Finally there is also a lack of understanding of potential effects of growth on some types of infrastructure. For example the effects of development on local education and transport infrastructure are not fully understood. Consultation on these matters remains on-going and the SA will be updated once further information regarding the effects is available.

### Potential Mitigation Measures Identified During the Review

- Continued investigation through the Plan preparation process will allow the constraints and detailed characteristics of housing sites to be fully identified and will enable site design that will have least impact on the natural environment.
- Include a detailed policy in the Local Plan to ensure that new developments is bought forward alongside green infrastructure and on site biodiversity gain to deliver wider ecological enhancement
- The inclusion of an appropriate affordable housing policy in the Plan could ensure that sites contribute towards meeting local housing need.

- The preparation of an Infrastructure Delivery Plan (IDP) which considers existing infrastructure capacities and constraints and quantifies infrastructure requirements to support growth in the villages.
- The inclusion of a transport policy in the Plan to ensure that new development provides access via a range of transport modes and where appropriate improves access to non-car modes through the provision of new bus services or walking and cycling routes
- The inclusion of an appropriate retail policies in the Local Development Framework to ensure that where new services or shops are required priority is given to locating these close to existing village centres.
- The inclusion a retail policy in the Plan to control the loss of existing rural shops and services
- The inclusion of an appropriate regeneration policy to ensure that development on previously used sites ahead of greenfield sites is supported by the Plan.
- The specification of target densities for specific sites or general locations to ensure the efficient use of greenfield sites.
- The inclusion of a design policy that specifies requirements for new housing developments to include space for refuse storage, compost bins and community bring sites
- The inclusion of a design policy to ensure that new development reflects local character
- The inclusion of an appropriate SuDS policy to minimise urban diffuse water pollution and flood risk
- The inclusion of a suitably worded design or amenity policy in the Plan to minimise noise and light pollution
- Include a specific policy in the Local Plan to protect areas of cultural heritage and landscape/townscape value and require appropriate mitigation where developments could affect these features.
- A general landscape policy could help ensure landscape impacts associated with development on preferred sites is minimised.

**6.1.10 ISSUE 10: EMPLOYMENT LAND OPTIONS OUTSIDE OF THE DERBY URBAN AREA**

<b>Increased Provision</b>		
<b>Sustainability Objective</b>	<b>Impacts</b>	<b>Likely Impacts of Preferred Options</b>
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Short term Moderate Negative Impact</p> <p>Long term Minor Positive Impact</p> <p>No Geodiversity Effects</p>	<p>Most commercial sites identified in the Plan will be located on greenfield sites although most of these sites are already commitments and as such are likely to come forward even in the absence of the Local Plan being prepared. Based on information available for these sites there will no impact on statutory wildlife sites although developments could have potential to affect protected species including, Bats, Breeding Birds, Badgers, and Great Crested Newts although these could be lessened through the adoption of appropriate construction practices.</p> <p>It is likely that temporary impacts from construction could be offset in the longer term by new habitat creation, which could deliver biodiversity gain across the sites in the longer term <b>longer term</b>. Further development may offer opportunity to address biodiversity targets included in Biodiversity Action Plans, as well as provide opportunity to connect up and expand existing Green Infrastructure Provision and contribute towards National Forest tree planting and habitat creation targets.</p>

<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Overall Effect	It is unlikely that new employment growth would contribute towards the objective to deliver more housing. <b>No impacts identified.</b>
to improve the health and well-being of the population	Minor to Moderate Positive Impact	Development sites around Swadlincote and Drakelow are well related to urban areas where there is relatively high levels of unemployment and/or higher than average deprivation. These sites could contribute to an improvement in the wellbeing of local communities. Sites at Dove Valley Park and Hilton are less well related to nearby communities, although pockets of deprivation are located in Hilton and the north western parishes. However increased provision elsewhere (around the A38/A50 junctions) is likely to perform poorly against this option. However given that the sites identified around Willington are far larger than the identified employment need for the district it is unlikely that sites will be located in this location to 2028. Where new employment provision is located close to existing settlements it could make a <b>minor</b> or potentially <b>moderate</b> contribution to improving the health and wellbeing of local residents. Mitigation measures to ensure sites are accessible surrounding communities could improve the performance of the Council's preferred option.
to improve community safety and reduce crime and fear of crime	Uncertain	New development could contribute towards highway capacity/safety improvements although the potential for such improvements would depend on the location of preferred sites and the capacity of existing infrastructure. Impacts are uncertain.
to improve educational achievement and improve the District's skills base	No Overall Effect	Additional employment land provision could indirectly help improve local skills as more businesses move to the area and offer training to the local workforce. However it is not considered that the exact location of businesses will have any notable impact on the districts skills base although where sites are well related to locations with low levels of skills or qualifications this may have a slight benefit. <b>No impacts identified.</b>
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	The provision of new employment sites, or retention of existing sites in Swadlincote or the northern villages along the A50 or A38 could provide some new employment opportunities in South Derbyshire. Locating businesses close to new and existing communities will improve the accessibility to employment provision and could help tackle deprivation In Swadlincote, Burton on Trent and Hilton/Hatton, southern edge of Derby and other rural communities. Impacts are considered <b>positive and of minor</b> significance.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor/moderate Positive Impact	The provision of new (additional) employment land around the District could help access to jobs by providing a spread of sites throughout the District. Impacts are likely to be of <b>minor to moderate</b> significance and <b>positive</b> .  Impacts could be enhanced by ensuring sites are well served by public transport. The Plan could also seek to ensure that new development delivers improvements to accessibility locally through the adoption of green travel plans, and where appropriate through developer contributions towards public transport, or walking and cycling routes.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	New employment development in South Derbyshire could be accessible to local communities by a means of different transport alternatives. However large scale development outside of the DUA may be less accessible in public transport terms than sites around the city and could increase reliance on private car use. Conversely however locating additional land across a range of sites in Swadlincote, Drakelow and Hilton would also provide opportunity for those living in more rural parts of the District to access jobs near to where they live. Overall impacts are considered <b>uncertain</b> and would be largely determined by the

		location of sites and how well they are served by public transport and other non-car modes. .
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate/ Major Positive Impact	The provision of a wide variety of employment sites across a range of locations will allow the Authority to plan positively for the location, promotion and expansion of new and existing businesses and support regeneration and infrastructure as required by paragraph 21 of the National Planning Policy Framework. In particular the Council's preferred approach will provide a range of sites across multiple locations to meet identified employment needs. Impacts are likely to be <b>positive</b> and <b>long term</b> and of <b>moderate to major</b> significance. The inclusion of appropriate employment land policies to secure a mix of units on new sites, promote rural diversification and support extensions to existing businesses could enhance the performance of this option further.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate/ Major Positive Impact	The provision of new employment sites could help increase the quantity and quality of new sites for development in both urban and rural locations and help create new employment opportunities. Impacts are considered <b>positive, moderate to major</b> significance and would be <b>long term (the duration of the Plan)</b> Positive impacts could be improved further where an appropriate policy is included in the plan to safeguard existing employment sites including in rural locations and actively promote rural diversification.
to enhance the vitality and viability of existing town and village centres	Uncertain	New commercial development could have an <b>uncertain</b> impact on town and village centres, although this is dependent on the type of commercial developments planned. For example allowing large scale employment uses which have an ancillary retail element could undermine the viability of nearby retail facilities in Swadlincote or larger village centres. Conversely locating new employment close to existing town or village centres could support existing centres.
to improve the quality of new development and the existing built environment	Uncertain	New employment developments in South Derbyshire, could potentially contribute towards regeneration and townscape improvements across a number of brownfield locations including sites in Hilton, Woodville and Drakelow. However away from these areas employment provision would make limited or no contribution towards improvements in the public realm. In all cases however the full extent of any likely public realm improvements would be <b>uncertain</b> and dependent on the site design and the relationship between new and existing development. However given that it is a key objective of the Local Plan to ensure the delivery of high quality and sustainable new development the inclusion of appropriate policies in the plan to improve design could include: <ul style="list-style-type: none"> <li>- A general design excellence policy</li> <li>- Energy efficiency policy to reduce energy use in new commercial buildings</li> <li>- SuDS policy to ensure flood risk is not increased as a result of development</li> <li>- Biodiversity policy to deliver biodiversity gain</li> <li>- Landscape and townscape policy to ensure that development does not have an unacceptable impact on local landscape or townscape including through appropriate landscaping and screening</li> <li>- An appropriate policy to ensure heritage assets are not significantly affected by new development.</li> </ul>
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Individual site performance is <b>uncertain</b> and likely to be informed by historic land uses and the potential for contamination or the need for remediation on site together with construction practices, and the behaviour of future site occupiers. However the careful design of sites could help reduce waste generated on site and promote recycling.  Subject to the inclusion of an appropriate design policies which takes into account of the need for space for storage of waste, residual impacts during site use could be reduced. Overall impacts are <b>uncertain</b> .
to promote sustainable forms of construction and sustainable use of	No Overall Effect	It is not considered that the detailed location of specific sites will have a material impact on sustainable construction or resource use. <b>No impacts</b> based on the spatial distribution of employment sites considered likely.

natural resources		
to reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	<p>Increased commercial or business development could have a negative impact on levels of noise and light pollution complaints received by the Council although the exact level or nature of such impacts will be at least partially dependent on the design and occupation of employment schemes which come forward. It is likely that impacts could be partially mitigated by the inclusion of appropriate topic based policies in the Plan including:</p> <ul style="list-style-type: none"> <li>- SuDS provision to ensure water is 'filtered' prior to entering surface or ground waters</li> <li>- A sequential approach to development locating development away from sensitive locations such as air quality management areas (AQMAs) in Burton or outside of watercourse catchments where unacceptable levels of pollution are identified.</li> <li>- Locating unneighbourly employment development away from new or existing homes unless noise, light and odour impacts can adequately addressed.</li> </ul> <p>However subject to the inclusion of policies to reduce or mitigate the environmental effects of development residual impacts are likely to be <b>negative</b> and of <b>minor</b> significance.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	Minor to Moderate Permanent Negative Impact	<p>Accommodating additional employment growth outside of the DUA is likely to lead to the loss of some greenfield sites although the extent of losses would depend on the sites selected for inclusion in the Plan. However based on the overall level of need identified by the Authority (69 ha) and having regard to the fact that 54ha will be accommodated on existing sites anticipated losses are unlikely to exceed more than 15ha. Impacts are likely to be Negative and of minor or moderate significance.</p> <p>The inclusion of a previously developed land first policy could help ensure that greenfield losses are minimised.</p>
to reduce and manage flood risk and surface water runoff	No Effect	<p>A number of sites in Hilton are is partially located in an area at flood risk, although the careful design of this site could ensure no built development is located in flood zones. Elsewhere sites are located away from significant areas of risk. All sites could contribute to increased surface water flood risk elsewhere although the inclusion of suitable SuDS could ensure that sites do not increase flooding to surrounding properties or land <b>no significant residual impacts</b> are likely.</p>
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	<p>An increase in new businesses will lead to an aggregate increase the production of GHGs in South Derbyshire. However new employment could also provide opportunity for the Districts residents to work closer to where they live as well as provide opportunities to improve green Infrastructure close to existing communities. Overall the impacts of new employment development are considered <b>negative</b> and of <b>minor</b> to <b>moderate</b> significance. However Plan effects could be partially mitigated by:</p> <ul style="list-style-type: none"> <li>- Promoting balanced growth (promoting new homes and businesses in locations well related to each other and existing communities).</li> <li>- Promoting sustainable travel choice and alternative travel options</li> <li>- Reducing flood risk and the contribution of new development towards flood risk through appropriate site design and layout.</li> <li>- Ensuring the provision of appropriate open space and green infrastructure</li> </ul> <p>Following mitigation residual impacts are likely to be <b>negative</b> and of <b>minor</b> significance.</p>
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological	Uncertain	<p>The development of new employment within the district could have an effect on the cultural, architectural or archaeological resources of South Derbyshire. However the potential for affects is not fully understood as it will be determined as much by the detailed design and siting of development. However growth at</p>

heritage of the district.		Dove Valley Park, Woodville Regeneration Area and Drakelow could be visible from nearby conservation areas or affect listed buildings depending on site design and layout. However in respect of Woodville development could offer potential to safeguard the existing 'at risk' grade 2* TG Green site and improve the setting of a number of listed buildings. Overall the effects of this option are <b>uncertain</b> . Nonetheless the inclusion of an appropriate heritage policy could provide some protection of sites and improve the likelihood of developments having a positive impact on cultural heritage facilities.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The development of new employment could have a detrimental impact in respect of cultural heritage, but could also provide opportunity to safeguard and improve existing heritage features and access to them. Impacts are <b>uncertain</b> and would be largely influenced by the detailed design of sites. The inclusion of an appropriate heritage policy could provide for the protection of sites and would reduce the likely effect of this policy option in respect of heritage assets.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Moderate Short term Negative Impact  Minor Negative Longterm impact Uncertain Townscape Impact	New employment and commercial development proposed within this option would give rise to negative impacts on landscape by virtue of the strategic scale of the development likely and the likely requirement for limited development on greenfield sites. However impacts are likely to be most significant during the construction and early occupation of sites. Where appropriate mitigation (mounding, strategic tree planting etc.) is secured as part of a development scheme it is likely that effect would lessen over time as planting matures. However. Initial impacts are identified as <b>negative</b> and of <b>moderate</b> significance, although with appropriate site design and layout and mitigation residual Long-term impacts could be of <b>minor</b> significance.  In respect of townscape most employment development will take place on existing employment land commitment, with only limited development on new site. Overall townscape impacts would be <b>uncertain</b> and could vary across sites, although there is potential to realise positive townscape impacts on the Woodville and Drakelow Sites.

### How the Assessment was Undertaken and the Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of this options was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data, which informed the assessment, included the Council's Annual Monitoring Report, the Strategic Employment Land Availability Assessment (SELAA), Employment Land Assessments, census data, NOMIS Data, the Housing Market Area Employment Land Review, (as updated), transport modelling and the councils GIS constraints mapping and other appropriate evidence as well as historic consultation responses in respect of the identified options.

The key technical difficulty encountered in undertaking the appraisal is the lack of detail about the specific layout, scale and nature of development of potential sites at the point the appraisal was undertaken. This uncertainty is significant as the actual effects that sites could have on the environment, local communities and the economy could in many cases vary depending on the detailed design and end use of sites. For example traffic impacts from a scheme would be based on an assumption about end users on site and the phasing of site build out. However effects may vary where actual delivery is different to that assumed by the Authority, where sites are used differently to those

anticipated by the Authority (for example for warehousing rather than industrial use) or where delivery rates are faster or slower than that assumed by the planning authority.

### **Potential Mitigation Measures identified during the Review**

- The inclusion of a policy to secure biodiversity gain including through the provision of open space, habitat creation, SuDS and other Green Infrastructure on site to offset Biodiversity losses associated with development
- Ensuring that new development is accessible to new and existing local communities by a range of different transport modes.
- Ensuring strategic employment developments contribute towards the provision and improvement of local transport
- Including requirements for green travel plans and other measures to secure non-car travel and minimise traffic increases
- Bringing forward an Infrastructure Delivery Plan specifying additional infrastructure requirements necessary to accommodate growth.
- Including a design excellence policy within the Local Plan to ensure that new commercial developments reflect local character and good design principles
- Ensuring the inclusion appropriate retail policies that restrict retail uses outside of identified town and village centres.
- Setting out a criteria based policy within the plan which sets out the circumstances where extensions to existing businesses will be supported by the Council.
- Including a suitable policy in the Plan to support farm and rural diversification and bring forward a mix of employment premises on site (such as starter units, freehold and leasehold etc).
- Including a cultural heritage policy in the Local Plan to ensure that new development does not have unacceptable impacts on local heritage features such as conservation areas, listed buildings, archaeological assets or scheduled ancient monuments.
- Including an appropriate amenity policy in the plan to control noise, light, air quality and water quality impacts of new development.
- The inclusion of flood risk management policy to minimise flood risk and secure SuDS provision on strategic employment sites,
- Ensuring appropriate contaminated land and instability policies are included in the Local Plan to ensure sites are remediated ahead of proposed development
- Including a climate change policy In The Plan to support on site renewable energy provision where appropriate and viable
- Including appropriate landscape policies to ensure new developments take account of local landscape character and landscape elements on site (such as existing trees, hedgerows, ponds )on site where these exist.
- Ensuring that an appropriate landscape policy is included in the Plan to secure new planting, bunding and other screening measures are delivered on strategic development sites.



## 6.1.12 ISSUE 11 NON DERBY URBAN AREA TRANSPORT OPTION

Hybrid Approach		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>Minor Moderate Negative Short term Impact</p> <p>Minor Positive Long term Impact</p> <p>No Geodiversity Effects</p>	<p>Initially it is likely that the Council's Preferred Transport Option will lead to the loss of greenfield sites as growth will need to be supported by the provision of new roads or other capacity enhancements (for example the Walton Bypass which will serve the consented Drakelow site). The proposed alignment of new routes to serve potential sites around Derby, Swadlincote or the rural villages are unlikely to affect statutory wildlife sites (unless growth is proposed within the Mease Catchment) although sites could affect non statutory sites (County Wildlife Sites or Regionally Important Geological Sites) and or protected species. Potential impacts are therefore likely to be <b>negative</b> and of <b>minor</b> or <b>moderate</b> significance.</p> <p>The inclusion of an appropriate policy in the Plan to ensure biodiversity gain and the provision of sustainable urban drainage would ensure longer term benefits associated with new road development can be secured. Subject to the inclusion of this policy new road delivery to support growth is likely to have a <b>neutral</b> or <b>minor positive long term</b>.</p>
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No overall effects (Potential positive Indirect Effect)	This preferred option would have <b>No direct impact</b> in respect of this option. However a mix of new road provision together with demand management and increased public transport provision and walking and cycling routes would facilitate greater level of growth in Swadlincote and the villages and would therefore support greater housing and employment land delivery. As such this option could have a <b>potential indirect positive effect</b> against this objective.
to improve the health and well-being of the population	Minor Positive Impact	The Council's preferred transport option for the non DUA will secure the delivery of improved cycleway and footpath connectivity together with capacity/safety improvements to the highways network. It could also support the delivery of enhanced public transport services. This option could therefore help improve opportunities for walking and cycling and could help resolve existing traffic congestion through demand management. Subject to the inclusion of appropriate transport or green infrastructure policies to enhance local walking and cycling routes impacts are expected to be positive and of moderate significance.
to improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	The provision of new dedicated cycle and walking routes together with highways capacity/safety improvements (such as junction improvements and improved visibility splays) would have a positive effect in respect of improving community safety. Fear of crime and vandalism could be reduced by carefully designed development within Swadlincote and the villages. Overall Impacts would be positive and of minor to moderate significance.
to improve educational achievement and improve the District's skills base	No Overall Effect	The Council's Preferred Transport Option would not have any identified direct or indirect effects in respect of this issue.
to promote social inclusion and reduce	Moderate Positive	The provision of new roads, demand management and improved public transport, walking and cycling routes would help link new employment and housing growth proposed in the Local Plan with existing facilities and

inequalities associated with deprivation across the District	Impact	services in Swadlincote, Burton on Trent and the key serviced villages. Improved access by a range of transport modes could have a positive effect of <b>moderate</b> significance in respect of tackling inequalities and deprivation within the plan period.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Major Positive Impact	Measures to increase transport choice coupled with demand management and the delivery of new road infrastructure could help improve access to employment, education, and shopping facilities in Swadlincote, Burton on Trent and key service villages (where service provision is across of network of proximate villages) to new and existing communities. Impacts are considered <b>positive</b> , and of <b>moderate to major significance</b> .
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Major Positive Impact	The delivery of new road infrastructure and junction improvements around proposed development sites could help ensure that transport infrastructure is able to cope with traffic demands which will increase over the Plan Period (both as a result of growth and changes to road use by existing businesses and residents). The delivery of new walking and cycling routes could also reduce the need to travel by private car. Overall impacts are considered <b>positive</b> and of <b>major</b> significance  The inclusion of a policy in the Local Plan to ensure new development is well served by public transport and walking and cycling routes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor to Moderate Positive Impact	The provision of new transport routes together with increased public transport provision, the delivery of new walking and cycling routes and demand management could ensure local businesses have easy access to local labour markets and could help protect existing highways capacity. It could also improve links to the local and strategic highways networks and support the delivery of further employment land close to Swadlincote, Burton on Trent and Hatton/Hilton. Overall impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Moderate Positive Impact	The provision of new road infrastructure, together with demand management and improvements to non-car travel options (the provision of enhanced public transport, walking and cycling) could improve local highways capacity and support the delivery of further employment land around Burton on Trent, Hilton and Dove Valley Park. Impacts would be <b>positive</b> and of <b>moderate</b> significance.
to enhance the vitality and viability of existing town and village centres	Minor Moderate Positive Impact	Measures to improve access to Swadlincote, Burton on Trent and Key Service villages via improvements to public transport provision or the wider road network could have a beneficial effect against this objective as it would allow new and existing residents, shoppers and workers to access local centres by a range of transport modes. However demand management could deter residents from accessing local services if they include measures such as parking levies, restrictions on parking or delivery times. These could deter some people from using services or facilities in Swadlincote or the larger villages. However, given that there are presently no proposals to introduce such measures overall impacts are likely to be <b>positive</b> and of <b>minor to moderate</b> significance.
to improve the quality of new development and the existing built environment	Minor to Positive Impact	Demand management and increasing non car options for travel could make a limited contribution towards improving the quality of new development by reducing the need for the provision of large-scale car parking in new development and improving accessibility. Impacts are considered <b>positive</b> and of <b>minor</b> significance.  The inclusion an appropriate design policy to ensure new development is not dominated by road design could ensure that new development contributes to improvements in urban design. Residual Impacts would be <b>positive</b> and of <b>minor</b> significance.

Soil, Water and Air		
to minimise waste and increase the reuse and recycling of waste materials	No Overall Effect	This preferred option <b>would have no direct impact</b> in respect of this sustainability issue.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Moderate Negative Impact	<p>A significant element of the council's preferred transport option for Swadlincote and the villages is the delivery of new road infrastructure together with improvements to existing routes and junctions to increase capacity. Clearly this will facilitate additional road use and will create capacity to accommodate the housing and employment growth proposed in Swadlincote, at Drakelow Park and key service villages within the District. However demand management together with measures to improve public transport provision and deliver new walking and cycling routes could help ameliorate the worst impacts of increased road usage. However overall the effects of a hybrid approach to accommodating transport requirements in the non-DUA are likely to be <b>negative</b> and of <b>minor to moderate</b> significance.</p> <p>The inclusion of an appropriate transport policy in the Local Plan to ensure new development provides new residents with a choice of different transport modes could help enhance the performance of this option and ensure that demand management and non-car transport measures are integrated into emerging development schemes. Residual impacts would be <b>negative</b> and of <b>minor</b> significance.</p>
to reduce water, light, air and noise pollution	Minor to Moderate Negative Impact	<p>New road development is likely to have a negative impact on the natural environment and would lead to increased levels of noise, light, air and water pollution within and on the edge of existing settlements. It is likely the significance of these effects can be largely controlled through the detailed design and alignment of new routes and the specific location of proposed built development. In particular further growth at Drakelow Park could exacerbate air quality management areas (AQMAs) within Burton following completion of the Walton on Trent Bypass. In addition new roads within or around Swadlincote could lead to an increase in diffuse pollution entering local watercourses. The development of new road and cycling infrastructure could also increase levels of light pollution where routes are lit for safety reasons. Overall it is likely that this option would have a <b>minor to moderate negative</b> effect against this objective. However subject to:</p> <ul style="list-style-type: none"> <li>- The inclusion of appropriate SUDS policy in the Plan to ensure that surface water generated by impermeable areas is adequately treated prior to discharge</li> <li>- The inclusion of appropriate design or amenity policies to minimise noise and light pollution during route construction and operation; and</li> <li>- The inclusion of an appropriate transport policy to ensure new development provides a choice of different transport modes</li> </ul> <p>The performance of the Council's preferred transport option would be <b>negative</b> and of <b>minor</b> significance.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Negative Impact Permanent	The provision of new transport routes around Drakelow, Swadlincote and key villages could lead to the loss of greenfield land although clearly much of this land would be in proposed development sites and would form part of the road infrastructure needed to serve those sites. Impacts would be <b>negative</b> and <b>moderate</b> significance. However in combination with wider development (i.e. the Council's preferred housing and employment land options in the non DUA) road delivery would have an indirect <b>major negative</b> impact against this objective as it would, in effect, allow further large scale development across the District in areas which could not otherwise accommodate significant growth.
to reduce and manage flood risk and surface water run-off	Minor to Moderate Negative Impact	<p>Highways improvements, together with new public transport infrastructure could increase impermeable hard surfaces, or alter local landform etc. This in turn may alter flood risk locally. Impacts are considered <b>negative</b> and of <b>minor to moderate</b> significance. However subject to mitigation to be achieved through:</p> <ul style="list-style-type: none"> <li>- The inclusion of an appropriate flood risk policy to target new infrastructure to areas at lowest risk of flooding</li> <li>- A SuDS policy to ensure that new development does not increase flood risk elsewhere</li> </ul>

		No significant residual impacts are likely.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	The provision of new roads (as part of a wider suite of transport measures), in combination with proposed housing and employment growth is likely to increase private car usage locally. Impacts are likely to be <b>negative</b> and of <b>moderate</b> significance. However the effects of this option could be partially offset by promoting sustainable travel choice through a requirement for development to be supported by travel plans. Subject to mitigation residual impacts are likely to be <b>negative</b> and or <b>minor to moderate</b> significance.
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor to Moderate Negative Effect	New road and public transport infrastructure provision outside of the Derby Urban Area could have a <b>minor</b> or <b>moderate negative</b> impact on conservation areas or listed buildings and other cultural heritage assets although such impacts would be dependent on the location, scale and nature of new roads or other transport infrastructure built. The inclusion of an appropriate heritage policy could provide some protection of sites and would reduce the likely effect of this policy option on cultural and heritage assets.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor Positive Impact	New road provision together with the creation of new walking and cycling routes in Swadlincote or rural parts of the District could provide opportunity to improve connectivity to heritage assets located close to proposed housing and employment sites including around Woodville and Swadlincote. Impacts are <b>minor</b> and of <b>positive</b> significance.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Short Term Moderate Negative Impact  Long Term Minor to Moderate Negative Impact	New road construction could have a negative impact on landscape or townscape character both during construction and operation. Overall Impacts are likely to be more significant during the construction phase, and would be of <b>moderate</b> significance  However, subject to the inclusion of design policy in the plan to ensure that road developments do not dominate new housing or employment sites; and the inclusion of an appropriate landscape policy to ensure new developments are brought forward with appropriate screening such as tree planting and mounding, long term residual impacts from further road, cycling and walking routes would be <b>negative</b> and of <b>minor to moderate</b> significance.

### How the Assessment was Undertaken and the Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Objectives included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data includes site summaries for employment and housing sites, transport modelling for the HMA and other evidence and expert opinion provided by the County and City transport teams, as well as the Council's GIS constraints mapping, Derbyshire County Council landscape character assessment and other appropriate evidence as well as historic consultation responses in respect of the identified options including that supplied by the Highways Agency and the Highways Authority (Derbyshire County Council).

The key technical difficulty encountered in undertaking the appraisal is the complexity involved in undertaking transport modelling, with each run of modelling requiring significant preparation and investment in terms of finances and time. This modelling has slowed the plan preparation process as it is not possible to model the transport impact as you go along by adding new variables to the model as circumstances change. As such the Authority has sought to work with stakeholders to identify its preferred growth strategy and commenced modelling based on this strategy.

As with all models assumptions have been made about baseline conditions and how these will change as a result of the actions proposed, or in this case existing traffic levels and the traffic generation assigned to new development. However, there is a risk that such assumptions could introduce errors or bias into the modelling work. Further there is a risk that the effects of development could vary where actual delivery is different to that assumed by the Authority, where sites are used differently to those anticipated (for example for warehousing rather than industrial use) or where delivery rates are faster or slower than that assumed by the planning authority. However, in order to reduce such risk the HMA Authorities have appointed suitably qualified transport modellers with the expertise to undertake this technical work on behalf of the Local Planning Authorities and respective Highways Authorities.

It is worth noting that modelling work undertaken by the HMA Authorities runs to the period 2026, whilst the Local Plan runs to 2028. The 2026 end date reflects the existing Derby Area Transport Model (DATM) and represents a realistic proxy for the 2028 Local Plan end date without requiring costly and time consuming updates to the model.

Detailed information on the transport modelling methodology can be found on the Council's website [here](#).

### **Potential Mitigation Measures Identified During the Review**

Mitigation to be delivered through the South Derbyshire Local Plan is as follows:

- Priority could be given to non-car based options for dealing with network capacity problems, with new road provision only considered where all alternative options for reducing congestion had been exhausted and include a requirement for appropriate Travel Plans to be submitted to the Authority in support of strategic developments
- The inclusion of an appropriate transport policy in the Plan could specify that new developments including highways developments make adequate provision for walking and cycling with new routes connecting up to existing Public Rights of Way network (including those within the National Forest) wherever possible
- The inclusion of a biodiversity policy to protect important habitats and species and secure appropriate green infrastructure, SuDs, tree planting and habitat creation
- The inclusion of a general amenity policy to ensure that effects associated with light, noise and water and air pollution are minimised through good design.
- The Inclusion of an appropriate design policy could ensure that new development is not designed around highways schemes
- The inclusion of a flood risk policy in the Plan to direct new developments (including infrastructure) to areas at lowest risk of flooding.
- The inclusion of a water quality/sustainable urban drainage policy in the Plan to ensure that new development does not increase flood risk on site and contributes towards improvements in water quality locally.

- The inclusion of a general heritage protection policy in the Plan to protect heritage assets such as listed buildings, conservation areas, scheduled ancient monuments, and historic parks and gardens and their settings from harm.
- The inclusion of a general landscape policy to ensure that appropriate landscaping is secured to screen new road and other developments

### 6.1.12 ISSUE 12: REGENERATION IN SWADLINCOTE AND WOODVILLE

Employment Led Regeneration		
SA Objective	Summary of Preferred Option Performance	
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Shortterm No Effect  Longterm Minor or Moderate Positive Impact	The site currently has limited biodiversity interest. There are no statutory or non-statutory wildlife sites within or adjoining the site and it is served by waste water treatment sites which do not discharge to the River Mease Catchment. A small part of the southern area drains to the Mease which is located 7km to the south. Japanese Knotweed was recorded during a phase 1 ecological survey in 2008. There are no identified geological features on site. <b>No significant impacts</b> are expected as a result of new development.  Subject to the inclusion of appropriate biodiversity, SuDS, regeneration/contamination polices and a National Forest policy in the plan it is likely that impacts from site regeneration would be <b>positive</b> and of <b>minor to moderate</b> significant over the <b>medium to long term</b> .
to provide decent and affordable homes that meet local needs	Minor Positive Impact	Employment led development does not preclude an element of residential development on the site, particularly fronting roads around the site, or on greenfield sites to the east of the site. However given the constraints on market housing delivery explicit within this option and having regard to viability issues and the need to bring forward expensive infrastructure on site it is unclear whether this option could sustain notable affordable housing provision. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to improve the health and well-being of the population	Minor to Moderate Positive Impact	New development on the site could offer opportunities to formalise existing permissive walking routes across the site and deliver green infrastructure and public open space within the site. Impacts would be <b>positive</b> and of <b>minor to moderate</b> significance. Subject to the inclusion of policies in the plan to bring forward appropriate Green Infrastructure, National Forest or walking and cycling routes to improve connectivity with National Forest PROW network and other footpaths around the site, residual impacts would be <b>positive</b> and of <b>moderate</b> significance.
to improve community safety and reduce crime and fear of crime	Minor Moderate Positive Impact	The regeneration of this site would help tackle relatively high levels of vandalism and antisocial behaviour recorded in the area and reported in the Council's previous South Derbyshire Crime and Disorder Strategy. Impacts would be <b>positive</b> and of <b>minor to moderate</b> significance. Subject to the inclusion of an appropriate design policy to ensure that crime is 'designed out' in new developments impacts could be positive and of <b>minor to moderate</b> significance.
to improve educational achievement and improve the District's skills base	Uncertain	Given the limited housing delivery expected under employment led development on the site it is likely that there will be no significant impacts from the regeneration of this site against this SA objective. However, there are known primary school constraints in Woodville. As such this issue will therefore be kept under review and updated to reflect further clarification about schools capacity and potential housing capacity of this site.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate to Major Positive Impact	New employment provision could help improve job opportunities for residents living in nearby communities, some of which have higher than average levels of deprivation such as Woodville, Church Gresley and Albert Village) It addition new development could also help provide access to jobs and other services in an area which has seen significant employment land losses in recent years (TG Green, Qualitas, Mason Cash, Rose Hill Works, etc.). Impacts are considered <b>positive</b> and of <b>moderate to major</b> significance.
To improve local accessibility to healthcare, education employment food shopping facilities and recreational	Moderate Positive Impact	The provision of new employment land will increase the number and spread of employment sites locally and hence should help improve the accessibility of employment provision within an area which has experienced significant employment land losses in recent years. The regeneration of the site could also improve access through and around the site and the wider Swadlincote and Woodville area as a result of new road infrastructure provision. Impacts are considered <b>positive</b> and of <b>moderate</b> significance.

resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	The provision of the Woodville Regeneration Route would enable the surrounding road network including clock island to operate more efficiently although where additional road capacity is delivered this may indirectly encourage further use of cars and other road infrastructure. In addition the provision of new walking and cycling routes across the site could enable residents around the site greater transport choice for accessing local jobs and other facilities. Overall Impacts are <b>positive</b> and of <b>moderate</b> significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Moderate to Major Positive Impact	Employment led regeneration of the Woodville regeneration area (which is already partially an established employment area) could help secure the future of existing employment areas and bring forward new employment provision locally. It is considered that employment led regeneration would contribute towards economic growth within the wider Swadlincote area and would help improve the general appearance and attractiveness of an existing commercial area within the town. Impacts are <b>positive</b> , of <b>moderate to major</b> significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Moderate to Major Positive Impact	Redevelopment of the Woodville Regeneration area could help improve existing employment sites within the area and would provide additional employment land provision helping to strengthen the local employment market. Impacts are considered <b>positive</b> , of <b>moderate to major</b> significance.
to enhance the vitality and viability of existing town and village centres	Minor to Moderate Positive Impact	This site is adjacent to Swadlincote Town Centre and could help improve linkages to and views from the town centre and provide new employment close to the existing centre. Impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance. However in order to ensure that retail developments do not come forward within the site, the mix of uses on site would need to be carefully controlled.
to improve the quality of new development and the existing built environment	Moderate to Major Positive Impact	Securing the regeneration of this site would provide opportunity to improve the character and townscape of this area. In particular the regeneration of this site could improve the character of land around the A511 and Clock Island and Woodhouse Street. Impacts are considered <b>positive</b> and of <b>moderate to major</b> significance although would be dependent on the exact nature and scale of regeneration proposals that come forward. Subject to the creation of a design brief to help ensure townscape improvements within and immediately around the site impacts would be expected to be of <b>major</b> significance.
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	Remediation of this site could lead to the generation of contaminated soils or other materials during construction where materials cannot be used on site. An <b>uncertain</b> impact is therefore identified. However it is likely that any reuse of this site would have broadly similar impacts.
to promote sustainable forms of construction and sustainable use of natural resources	Minor to Moderate Positive Impact	There are no minerals safeguarding issues on this site as it has historically been worked for minerals. The reuse of the site which is poorly restored and not in productive use could also reduce the need to release greenfield agricultural land elsewhere in the District. Impacts would be <b>positive</b> and of <b>minor</b> significance.  The inclusion of appropriate waste, energy efficiency and design policies in the Plan could help ensure developments are designed to minimise resource use both during construction and operation.
to reduce water, light, air and noise pollution	Minor Positive Impact	Within the Woodville regeneration area new development could offer opportunities to improve air, noise, water pollution and drainage locally but could lead to increased light pollution or noise complaints where new residential elements of employment led schemes are located close to existing or proposed noisy businesses. Overall impacts are considered <b>positive</b> and of <b>minor</b> significance although clearly the exact nature of impacts would be based on the detailed design of any proposals. Impacts may be capable of enhancement through the inclusion of appropriate SuDS, design and amenity policies in the Local Plan.

to minimise the irreversible loss of undeveloped (greenfield) land	Moderate Positive Impact	The reuse of land in the Woodville regeneration area for employment led development could reduce the need for agricultural or other greenfield land for development elsewhere. Impacts are <b>positive</b> and of <b>moderate</b> significance.
to reduce and manage flood risk and surface water run-off	Minor to Moderate Positive Impact	There are known surface water flooding issues within the Woodville Regeneration Area and the regeneration of the site could allow existing surface water drainage to be significantly improved. As such impacts are considered <b>positive</b> , of <b>minor to moderate</b> significance.
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	The regeneration of the site would lead to a slight increase in GHG emissions in aggregate terms, although effects could be minimised through the inclusion of appropriate design, energy efficiency, transport, flood risk and climate change policies in the Local Plan.
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor or Moderate Positive Impact	The regeneration of the site for employment led development could help safeguard a number of listed buildings which are of cultural importance to the town (including the 4 Grade 2* listed bottle kilns at TG Greens which are 'at risk'). As such this site could ensure that at risk buildings are found a new use and a restored. Regeneration could also have a positive impact on other surrounding listed buildings located in the vicinity including a local Church, a further bottle kiln and Bretby Art Pottery. Impacts are considered broadly <b>positive</b> and of <b>minor to moderate</b> significance, but would be dependent on the extent to which sites can be preserved and safeguarded and the extent to which any regeneration could contribute to a general improvement of the wider area including roads which surround the site. Subject to the inclusion an appropriate heritage protection policy in the Plan impacts could be of <b>moderate</b> significance.
to improve access to the cultural heritage of the District for enjoyment and educational purposes	Moderate Positive Impact	The redevelopment of the Woodville regeneration area offers opportunity to safeguard a number of listed buildings located in the site (including the 4 Grade 2* listed bottle kilns at TG Greens). It could also allow the development of facilities for interpretation of the sites historic industrial past. Impacts are considered <b>positive</b> , and of <b>moderate</b> significance. The development of design brief or development plan document to set out design parameters and could help enhance <b>positive</b> effects
to conserve and enhance the District's landscape and townscape character	Minor Negative Short term Impact  Positive Minor or Moderate Long term Impact	The reuse of surplus land within this area could increase flexibility and employment land delivery in the Plan period and could help reduce pressure for additional employment land provision on greenfield sites on the edge of settlements. It could also help integrate this area into the countryside that lies beyond. Regeneration of the site could also significantly improve local townscape improvements within and around the site. Short-term impacts (during construction) are likely to be negative and of minor significance. However in the longer term the redevelopment of this site could have positive impact both in respect of townscape and landscape. Impacts are likely to be of <b>minor to moderate</b> significance depending on the detailed design and layout of the scheme. It is likely that impacts could be enhanced through the inclusion of an appropriate Landscape, National Forest and townscape or design policy within the Local Plan.

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the option was reviewed systemically against the Sustainability Appraisal Objectives included in the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Woodville –Swadlincote Area Action Plan preferred options report (2008), HMA wide transport modelling, the Council's GIS constraints mapping, the South Derbyshire Strategic Flood Risk Assessment and Outline Water Cycle Study, the River Mease Water Catchment (provided by the Environment Agency) together with on-going and historic consultation responses in respect of the identified options from local utilities and infrastructure providers, local schools, Education Authorities, and other stakeholders and members of the public.



The key technical difficulty encountered in undertaking the appraisal related to uncertainty about the specific layout, scale and nature and land use mix of the site. This inevitably adds some uncertainty to the appraisal process. This uncertainty is significant as the actual effects that regeneration of the site could have on the environment, local communities and the economy could vary depending on site design and implementation. For example traffic impacts from a scheme would be based on an assumption about the mix of employment, housing and other uses on the site. The Authority is seeking to minimise this uncertainty through the use of detailed policies into the Local Plan to influence the layout and design of strategic sites, for example through the inclusion of design and other topic policies within the Plan.

#### **Potential Mitigation Measures Identified During the Review**

- The inclusion of regeneration policy to be included in the plan dealing specifically with this site. It could be that biodiversity gain and townscape character improvements are secured.
- The inclusion of a green infrastructure and or National Forest policy to ensure site regeneration is bought forward alongside green tree planting and other appropriate habitat creation
- The inclusion of a biodiversity policy to ensure any biodiversity losses are fully mitigated and site biodiversity is improved in the longer term.
- The inclusion of a design policy to ensure building design is sustainable and reflects local character and good design principles.
- The inclusion of an amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
- The inclusion of a landscape policy to ensure new development reflects local character and does not have unacceptable impacts on local Landscape
- The inclusion of heritage policy to ensure that new development does not have significant detrimental impact on surrounding cultural and heritage assets and safeguards heritage assets located on the site
- The inclusion of a flood risk/surface water policy to direct development away from areas at higher risk of flooding and ensure the use of sustainable urban drainage systems in new development
- The inclusion of a contaminated land or remediation policy to ensure sites are appropriately remediated ahead of proposed development.
- The inclusion of walking and cycling policy (linking back to the GI policy) to ensure that residents/workers have access to a range of non-car transport modes.
- The inclusion of an infrastructure policy to reflect the requirements set out in the Infrastructure Delivery Plan including the need for this site to deliver phase 2 of the Woodville Regeneration Route

### 6.1.13 ISSUE 13 STRATEGIC DISTRIBUTION

No preferred option identified as the District Council, through its Local Plan is unable to allocate or determine this form of development project which is nationally significant and would be determined by the Secretary of State directly.

## 6.2 REVIEWING THE POTENTIAL FOR THEMATIC OPTIONS

### 6.2.1 ISSUE 14 DESIGN EXCELLENCE

Design Excellence		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Moderate Major Positive Impact	The inclusion of an appropriate design policy could help ensure that all new development is designed around landscape elements on site helping to preserve biodiversity on site at the design and construction stage. The inclusion of new green infrastructure, habitat creation and tree planting which could be specified in a design excellence policy could increase the diversity of habitats and species within the district over the medium to long term. Impacts would be of <b>moderate to major significance</b> and <b>positive</b> .
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Uncertain	Despite the inclusion of criteria to ensure the delivery of homes that meet local community need in BfL12, it was considered that a design policy could create some <b>uncertainty</b> in respect of affordable housing delivery, especially on sites where viability could be impacted by additional costs associated with high standards of urban design. By way of mitigation the Council will seek to include wording within any design policy to ensure that where viability could be affected by the additional cost of meeting BfL12 targets that the Authority will work with developers to deliver low or zero cost design enhancements to proposals sites. Subject to this mitigation the Authority considers that this policy would not undermine the objective of providing decent and affordable homes to meet local needs. Impacts would be <b>positive</b> and of <b>moderate to major</b> significance
to improve the health and well-being of the population	Minor Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to, and is well related to, existing and proposed open space and sports provision and other local facilities such as where need is identified. Impacts are likely to be <b>positive</b> and of <b>minor to moderate</b> significance.
to improve community safety and reduce crime and fear of crime	Minor to Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of communities that feel safe and provide less opportunities for crime and antisocial behaviour, through for example the provision of public and private spaces that are overlooked, the inclusion of appropriate planting and street lighting and through the careful design of streets which can be used as social spaces. Impacts are likely to be <b>positive</b> and of <b>minor to moderate</b> significance
to improve educational achievement and improve the District's skills base	Minor Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of new or expanded social facilities close to where people live. It could also support infrastructure policies in the Plan. Impacts are likely to be <b>positive</b> and of <b>minor</b> significance

to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor to Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure that new development contributes to the creation of mixed communities with development which is well related to, and well served by existing or proposed local facilities. Impacts are likely to be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Major Positive Impact	The inclusion of an appropriate design policy could ensure new homes and businesses are well related to public transport services and local community facilities and shops. In addition the inclusion of a design excellence policy could also support the delivery of new infrastructure and service where the need for such services can be demonstrated. Overall impacts are considered <b>positive</b> of <b>major</b> significance.  Accessibility benefits could be supported through the inclusion of transport policy to require green travel plans to be submitted alongside development
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Major Positive Impact	The inclusion of an appropriate design policy could ensure new developments support existing public transport provision and improve access by walking and cycling. In addition design policies could also support the delivery of new infrastructure and services where the need for such services can be demonstrated, which in turn could reduce the need to travel to access local services. Well -designed homes could also help provide accommodation which could allow residents to home work. Overall impacts are considered <b>positive</b> and of <b>major</b> significance.  Accessibility benefits could be supported through the inclusion of transport policy to require green travel plans to be submitted alongside development.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant impacts</b> are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	<b>No significant impacts</b> are identified.
to enhance the vitality and viability of existing town and village centres	Minor to Moderate Positive Impact	The inclusion of a design excellence policy in the Plan could help ensure opportunities to enhance the vitality of existing town and village centres or existing or proposed local centres including through ensuring that new developments are well related to and well served by existing or proposed services and facilities. It could also help improve connectivity to nearby retail services and facilities. Impacts would be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance.
to improve the quality of new development and the existing built environment	Major Positive Impact	The inclusion of an appropriate design policy would significantly improve the quality of all aspects of the design of new developments and the existing built development. Impacts would be <b>positive</b> and of <b>major</b> significance.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	Minor Moderate Positive Impact	The inclusion of an appropriate design policy could help ensure adequate space is provided in new development for the storage of waste and recyclable materials and could therefore contribute towards helping site residents or occupier to recycle or compost waste. Impacts would be of <b>minor</b> to <b>moderate</b> significance.
to promote sustainable forms of	Minor Moderate	The promotion of sustainable construction and sustainable use of resource would be supported within a design excellence policy. In particular it would support the delivery of new development which is well served

construction and sustainable use of natural resources	Positive Impact	by local facilities and public transport. It could also support the delivery of efficiency and building regulations requirements. The inclusion of a design policy would therefore be positive and have a <b>minor to moderate positive</b> impact against this objective.
to reduce water, light, air and noise pollution	Minor Moderate to negative Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that diffuse water quality from new development is improved, for example through supporting requirements for SuDS within new development. In addition, a design policy could also have benefits in respect of controlling light or noise pollution effects. Impacts would be <b>positive</b> and of <b>minor or moderate</b> significance.
to minimise the irreversible loss of undeveloped (greenfield) land	Uncertain	The inclusion of a design excellence policy in the local plan could help ensure that where greenfield sites are required to deliver new homes and businesses sites are used efficiently. However onerous policy requirements could reduce overall site densities. Impacts are uncertain
to reduce and manage flood risk and surface water run-off	Minor to Moderate Positive Impact	The inclusion of an appropriate design excellence policy in the Local Plan could support wider policies in the plan to reduce flood risk associated with surface water generation. Impacts would be <b>positive</b> and of <b>minor to moderate</b> significance.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development is well related to existing and proposed facilities and infrastructure and accessible by a range of transport modes. It could also contribute towards reducing flood risk, improving open space and improved energy performance through passive measures.
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development reflects local character and is sympathetic to locally present heritage features such as conservation areas and/or listed buildings. Impacts would be <b>positive</b> and of <b>minor</b> significance. The inclusion of an appropriate heritage policy could further enhance the protection of sites and would improve the Plan performance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor Positive Impact	The inclusion of an appropriate design excellence policy in the Plan could help ensure that new development reflects local character and is sympathetic to locally present heritage features. In addition it would encourage new developments to connect to existing urban areas and existing rights of way and wherever possible reuse locally important historic buildings within new development. Impacts would be <b>positive</b> and of <b>minor or moderate</b> significance.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Minor Moderate Positive Impact	The inclusion of a design excellence policy within the Local Plan could help reduce the initial impacts of development on the local landscape and townscape. For example, requiring development to follow design codes such as BfL12 could help the Authority work with developers to ensure that existing landscape features are integrated into new development and that site design reflects rather than detracts from local landscape character  The inclusion of a landscape policy in the Plan could further reduce landscape effects by providing more detailed landscape protection and enhancement measures.

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of design excellence was reviewed systemically against the Sustainability Appraisal Objectives having regard to the decision-making criteria included in

the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments supported by relevant studies and evidence including the Council’s Annual Monitoring Report, the Council’s GIS constraints mapping, together with on-going and historic consultation responses.

The key difficulties associated with this element of the appraisal relates to lack of long-term monitoring data in respect of urban design, and the quickly evolving nature of relevant legislation and design guidance, which makes predicting the performance of options difficult. In the absence of good quality data it is difficult to predict the likely effect of using a design policy informed by design code such as Building for Life to improve development. Nonetheless this assessment has been undertaken with the assistance of the Council’s design excellence officer and predictions about the impact of a design policy based largely on professional judgement given the lack of evidence available.

**Potential Mitigation Measures Identified During the Review**

The Local Plan should include the following to help reinforce the performance of any design excellence policy to improve design:

- A viability clause to ensure that any design excellence policy to be included in the Plan does not undermine the delivery of sites which are of marginal viability.
- A flood risk/surface water policy to direct development away from areas at higher risk of flooding and ensure the use of sustainable urban drainage systems in new development
- A green infrastructure and/or National Forest policy to ensure new strategic development (and associated infrastructure) is bought forward alongside GI, tree planting and other appropriate habitat creation
- A biodiversity policy to require that new strategic development (and associated infrastructure) is bought forward alongside appropriate habitat creation to ensure any biodiversity losses are fully mitigated and site biodiversity is improved in the longer term.
- A walking and cycling policy (linking back to the GI policy) to ensure that residents/workers have access to a range of non- car transport modes.
- An amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
- A heritage policy to ensure that new development does not significant detrimental impact on surrounding cultural and heritage assets.
- A landscape policy to ensure new development reflects local character and does not have unacceptable impacts on local Landscape

**6.2.2 ISSUE 15: ENERGY EFFICIENCY AND SUSTAINABLE CONSTRUCTION**

Rely on Building Regulations		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local	No Effect	<b>No significant impacts</b> are identified.

BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District		
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Effect	<b>No significant impacts</b> are identified.
to improve the health and well-being of the population	Moderate Positive Impact	After 2016 all new homes will be operationally carbon neutral and the costs of heating new dwellings will be substantially lower than existing housing stock. Given the scale of growth proposed over the Plan period, A significant proportion of the total housing stock (around a quarter) in the district is likely to meet zero carbon standards by 2028. This development will allow occupiers to heat their homes more cheaply than existing housing stock and could significantly reduce energy costs for many of the districts residents. This option would therefore have <b>moderate positive</b> impact against this objective
to improve community safety and reduce crime and fear of crime	No Effect	<b>No significant impacts</b> are identified.
to improve educational achievement and improve the District's skills base	No Effect	<b>No significant impacts</b> are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	Improved efficiency standards delivered through building regulations should reduce domestic energy usage and hence costs associated with heating new homes. This could help tackle fuel poverty for residents living in modern development. Impacts would be <b>positive</b> and of <b>moderate</b> significance
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Relying on building regulations changes may allow developers time to adapt to higher energy efficiency requirements for new homes and may reduce financial burden on developers in the current economic climate. This may help ensure the delivery of sites with marginal viability in the short term and could allow other developer contributions such open space, sports facilities and education and health facilities to be prioritised although this is <b>uncertain</b> and <b>short term/temporary</b> .
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	<b>No significant impacts</b> are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant impacts</b> are identified.
to diversify and strengthen local urban and rural economies and create high	No Effect	<b>No significant impacts</b> are identified.

quality employment opportunities		
to enhance the vitality and viability of existing town and village centres	No Effect	<b>No significant impacts</b> are identified.
to improve the quality of new development and the existing built environment	Minor Positive Impact	Given the difficult economic climate and the marginal viability of some strategic sites in the district, waiting for building regulations to increase energy efficiency requirements of new homes could allow greater emphasis and resources to be targeted at urban design which remains a key priority of the Plan in the short term, whilst improving energy efficiency of new development post 2016. Impacts would be <b>positive</b> and of <b>minor</b> significance.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	<b>No significant impacts</b> are identified.
to promote sustainable forms of construction and sustainable use of natural resources	Major Positive Impact	Relying on building regulations will lead to a long term improvement in the sustainability of new homes and will improve construction techniques where efficiency improvements are delivered through building fabric improvements. However benefits could take longer to come forward. Impacts are likely to be <b>positive</b> and of <b>minor to moderate</b> significance over the plan period. It is likely that impacts could be enhanced through the inclusion of an appropriate design policy with in the Plan.
to reduce water, light, air and noise pollution	Moderate Positive Impact	A recent tightening of water usage standards in new homes within building regulations and SuDS legislation means that relying on existing legislation alone would help reduce levels of water pollution by limiting overall water usage in new development (and hence foul discharges post treatment) and by ensuring surface water is 'treated' on site prior to discharge to local watercourses. Impacts would be <b>positive</b> and of <b>moderate</b> significance over the plan period. Impacts could be enhanced through the inclusion of tighter water quality, water efficiency targets in the Plan and the inclusion of amenity and design policies in the Local Plan.
to minimise the irreversible loss of undeveloped (greenfield) land	Uncertain	The Councils preferred option of relying on build regulations and other statute to deliver sustainability improvements to new development would have an <b>uncertain</b> impact against this SA objective. This is because some sustainable construction measures could reduce the overall density of new development, for example orientating buildings to improve solar gain or other passive design measures.
to reduce and manage flood risk and surface water run-off	Moderate Positive Impact	The introduction of SuDS legislation could help reduce the likelihood of surface water flooding on new development sites. Impacts would be <b>positive</b> and of <b>moderate</b> significance.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Moderate Negative Impact	The scale of growth proposed will lead to an aggregate increase in carbon emissions in the Plan period. The inclusion of a policy in the plan to support renewable energy and sustainable construction could ensure increases are minimised. In addition the implementation of SuDS requirements required under the Flood Management Act 2010 coupled with a surface water drainage policy and green infrastructure policy in the Local Plan will partially mitigate the negative effects of additional housing and employment development in the district.
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor Positive Impact	It is unclear whether increased energy efficiency standards and sustainable construction required through building regulation tightening could affect existing listed buildings or the setting of heritage assets by changing local design character. Impacts are <b>uncertain</b> . However the inclusion of appropriate design and heritage policies could help safeguard the historic character of the district.

to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	<b>No significant impacts</b> are identified.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Minor to Moderate Negative Impact	Increased energy efficiency requirements for new buildings could alter local townscape character or could push developers towards integrating new renewable energy infrastructure such as wind turbines or large scale photovoltaics into strategic development schemes, this could make developments more difficult to screen than would otherwise be the case. Impacts are likely to be <b>negative</b> and of <b>minor</b> to <b>moderate</b> significance.

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of energy efficiency and sustainable construction was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the Council's Annual Monitoring Report, the Council's GIS constraints mapping, The HMA Wide Cleaner Greener Energy Study, together with on-going and historic consultation responses.

The key difficulties associated with this element of the appraisal relates the quickly evolving nature of relevant legislation, guidance and best practice, the potential for measures to be delayed or partially implemented, and the difficulty this poses in establishing the likely impacts of the BAU options (i.e. the Council's preferred option). However, the Council will keep under review any changes to the implementation of zero carbon homes requirements and current consultations on allowable solutions and the Housing Standards Review.

### Potential Mitigation Measures Identified During the Review

The Local Plan should include the following to help reinforce the performance of any energy efficiency and sustainable construction policy to improve building performance.

- The inclusion of a design excellence policy could help ensure developers adopt sustainable construction techniques in bring forward new development
- The inclusion of an energy efficiency and low and zero carbon energy policy to support the development of appropriate energy generation in the District
- The inclusion of a surface water policy requiring that sustainable urban drainage systems are included within new development in order to improve water quality by minimising diffuse pollution associated with urbanisation
- The inclusion of a water efficiency policy to reduce overall water usage, and in turn restrict total effluent discharged to surface waters in the district
- The inclusion of an amenity policy to minimise external lighting in new development and to locate new development away from sensitive receptors in terms of noise, air quality and odour.
- The inclusion of a green infrastructure and or National Forest policy to ensure new strategic development (and associated infrastructure) is bought forward alongside new development (this could make a minor contribution to urban cooling).



- Appropriate landscape and heritage policies to ensure that new development does not have a significant detrimental impact on surrounding cultural and heritage assets.

### 6.2.3 ISSUE 16 FLOOD RISK

Allow Development in the Flood Plain Only in Exceptional Circumstances (as set out in the NPPF)		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Uncertain	New development in the floodplain could give rise to short term losses of BAP priority habitats and species, including brownfield sites, although development could also offer opportunity to improve green infrastructure networks locally. Impacts are <b>uncertain</b> . The inclusion of an appropriate biodiversity policy in the Local Plan could help ensure that any developments deliver long term biodiversity gain and prevent the fragmentation of green spaces or other ecological corridors within the floodplain.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Minor Positive Impact	Allowing new development including housing in the floodplain in exceptional circumstances could allow for new housing provision in all communities in South Derbyshire where there is an identified local need, including in those communities where flood risk exists across the whole settlement (i.e. communities such as Hatton, Scropton, Shardlow and Ambaston). Given the relatively small number of settlements which are wholly at flood risk impacts would be <b>minor</b> and <b>positive</b> significance.
to improve the health and well-being of the population	Minor negative Impact	New development in the floodplain will increase properties located in areas at flood risk. This could impact of the wellbeing of new residents. Mitigation could be required in the policy consistent with that set out in the NPPF. For example that new development in at risk locations is: <ul style="list-style-type: none"> <li>- Accompanied by a site based flood risk assessment which demonstrates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.</li> <li>- Ensuring appropriate flood resilience and resistance, through the provision of safe access and escape routes.</li> </ul> Subject to the inclusion of the above mitigation <b>no significant residual impacts</b> are likely.
to improve community safety and reduce crime and fear of crime	Minor Negative Impact	New development in the floodplain could lead to an increase in properties located in areas at flood risk. This could impact of the safety of local resident during flood events. Mitigation could be required in the policy consistent with that set out in the NPPF. For example that new development in at risk locations is: <ul style="list-style-type: none"> <li>- Accompanied by a site based flood risk assessment</li> <li>- That new development is flood resilient and resistant and provides for safe access and escape routes</li> </ul> Subject to the inclusion of the above mitigation <b>no significant residual impacts</b> are likely.
to improve educational achievement and improve the District's skills base	No Effect	<b>No significant impacts</b> are identified.
to promote social inclusion and reduce	No Effect	<b>No significant impacts</b> are identified.

inequalities associated with deprivation across the District		
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Positive Impact	Allowing limited development (in exceptional circumstances), in the floodplain, could help support the provision of additional or enhanced facilities locally such as employment, retail or community facilities. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	<b>No significant impacts</b> are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant impacts</b> are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor to Moderate Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could work in tandem with a policy to allow extensions to existing businesses. Impacts would be of <b>minor to moderate</b> significance and could present opportunities to secure reductions to flood risk locally through direct measures to improve flood risk on site, or through financial contributions towards improvements to, or the maintenance of strategic infrastructure.
to enhance the vitality and viability of existing town and village centres	Minor Positive Impact	Provision of new development could help support existing local economies and secure funding for additional or enhanced facilities or services locally. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to improve the quality of new development and the existing built environment	Minor Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites, or disused buildings can be bought back into reuse and do not blight local townscape character. Impacts would be <b>positive</b> and of <b>minor</b> significance.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	<b>No significant impacts</b> are identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	<b>No significant impacts</b> are identified.
to reduce water, light, air and noise pollution	No Effect	<b>No significant impacts</b> are identified.

to minimise the irreversible loss of undeveloped (greenfield) land	Minor Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites, or disused buildings can be bought back into reuse. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to reduce and manage flood risk and surface water run-off	Minor Negative Impact	This option may allow limited new development in areas at flood risk (or future flood risk) where special justification exists. As such this policy could lead to an increase in flood risk. Impacts would be <b>negative</b> and of <b>minor</b> significance given that new development would be exceptional. However effects could be mitigated through requirements in any detailed policy to ensure that development is designed to reduce flood risk on and around the site. Post mitigation <b>no significant residual impacts</b> are identified.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Negative Impact	This option may allow limited new development in areas which will be at flood risk in the future as a result of climate change where special justification exists. Impacts would be <b>negative</b> and of <b>minor</b> significance. However effects could be mitigated through requirements in any detailed policy to ensure that development is designed to reduce flood risk on and around the site. Post mitigation <b>no significant residual impacts</b> are likely.
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	<b>No significant impacts</b> are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	<b>No significant impacts</b> are identified.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Minor Positive Impact	A policy which allows flexibility to consent development in areas at flood risk in exceptional circumstances could help ensure that brownfield sites or derelict sites and/or disused buildings can be bought back into reuse and do not blight local townscape character. Impacts would be <b>positive</b> and of <b>minor</b> significance.

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of water and flood risk was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the Council's, Level 1 Strategic Flood Risk Assessment, the HMA outline Water Cycle Study, the Derby HMA Water Position Paper, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses.

The key difficulties associated with this element of the appraisal relates to the fact that much of the flood risk modelling undertaken in South Derbyshire is relatively dated and in some cases includes inaccuracies. For example see [here](#). In addition modelling on some water courses is more detailed than on others. For example data on the outline of the functional floodplain is included in the Council's Level 1 Strategic Flood

Risk Assessment (SFRA) and in many cases is based on the 1:25 year outline. However this flood outline has not been modelled on all watercourses which has led to flood Zone 3 being assumed as being functional on some smaller watercourses. In short the SFRA therefore overstates the flood risk in some locations. However the modelling and data that does exist provides a starting point for making development planning decisions (and undertaking Sustainability Appraisal), however given that modelling may not always yield results that fully reflects real world effects the Council considers that there is a need to adopt a more flexible approach for managing flood risk and in line with national requirements will expect all strategic developments to be supported by appropriate flood risk assessments.

### Potential Mitigation Measures Identified During the Review

The Local Plan should include the following:

- A flood risk/surface water policy to direct development away from areas at higher risk of flooding within development sites and ensure the use of sustainable urban drainage systems in new development
- Any policy should require that new development is accompanied by site based flood risk assessment which demonstrates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.

## 6.2.4 ISSUE 17: WATER SUPPLY

Higher Standards: Specification of High Environmental Standards Relating to Water Supply <sup>18</sup>		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate negative Impact	<p>The receiving watercourses for treatment works located in Derby City, Claymills (Burton on Trent), Milton, Stanton, Coton Park and Overseal, Netherseal and Smisby are failing to meet water quality framework objectives. In addition the River Mease SSSI and SAC is failing to meet water quality standards set out in the Water Framework Directive and the Habitat Regulations in respect of nutrient loads. Poor water quality can have a negative impact on many species and habitats and unmitigated large scale growth proposed in the River Mease SAC, nonetheless unmitigated growth outside of the Mease catchment could lead to a general decline in the quality of many of the District's watercourses as a result of point source pollution (direct discharges from treatment works). Impacts are <b>negative</b> and of <b>minor to moderate</b> significance.</p> <p>The inclusion of a water quality and flood risk policy in the Local Plan could further reduce diffuse pollution (general pollution from urban areas) from allocations and any windfall developments that come forward in the Plan period. Subject mitigation impacts <b>no significant effects</b> on designated species or habitats are likely.</p>

<sup>18</sup> Subject to Housing Standards Review Consultation.

<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Effect	<b>No significant impacts</b> are identified.
to improve the health and well-being of the population	No Effect	<b>No significant impacts</b> are identified.
to improve community safety and reduce crime and fear of crime	No Effect	<b>No significant impacts</b> are identified.
to improve educational achievement and improve the District's skills base	No Effect	<b>No significant impacts</b> are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Positive Impact	The average Severn Trent Water bill is £335 per annum. By reducing water usage by around 1/3 (and by dealing with surface water on site rather than draining it to Severn Trent's sewerage network) average water bills would be reduced by more than £100 per annum for a typical household. This could help make water services more affordable and would benefit residents who live in modern accommodation. Impacts would be <b>positive</b> and of <b>minor</b> significance.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	No Effect	<b>No significant impacts</b> are identified.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Positive Impact	Reduction in water usage could help reduce water demand and waste water flows in to treatment works within or around the District. This could allow existing headroom at treatment works to accommodate greater levels of growth before further infrastructure investment is required. By way of example the measured dry weather flow (DWF) at Overseal treatment works is 379 m <sup>3</sup> /d. This treatment works has capacity to accommodate 275 dwellings before its DWF consent would be exceeded based on average water consumption per dwelling. However it could accommodate 340 dwellings based on stricter water supply standards equivalent to 105 l/p/d.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant impacts</b> are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	<b>No significant impacts</b> are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	<b>No significant impacts</b> are identified.

to improve the quality of new development and the existing built environment	Moderate Negative Impact	<p>A policy to reduce water usage in new development could help improve the design of new development by encouraging developers to adopt rainwater harvesting to meet water requirements or bring forward the installation of fittings which support lower water use on site. However given the scale of new growth coupled with existing demand for water it is likely that on aggregate water demand within the HMA as a whole would increase by around 10% within the Plan period. Impacts are considered <b>negative</b> and of <b>moderate</b> significance.</p> <p>The inclusion of a design policy in the Local Plan could help ensure developers deliver developments which minimise resource use through the inclusion of water efficient fittings and fixtures and reuse of surface water on site.</p>
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	A reduction in water usage could help reduce waste water flows in to treatment works within or around the District including to Burton on Trent (Clay Mills) and Derby. This could further help reduce energy requirements for water companies and could encourage developers to adopt rainwater harvesting to meet stricter targets. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to promote sustainable forms of construction and sustainable use of natural resources	Minor Positive Impact	Improvements in water efficiency of new developments could reduce per person water usage by around 1/3. Impacts would be <b>positive and of minor</b> significance. A direct reduction in water usage could also help reduce energy usage in treating and transporting potable and waste water.
to reduce water, light, air and noise pollution	Moderate Major Positive Impact	<p>Increased water usage due to large scale growth would be partially mitigated by the adoption of stricter water usage standards in new development. This would help slow down the rate of additional discharges (which would reduce nutrients and other pollutants to local water courses – many of which do not meet environmental standards or targets). Impacts would be <b>positive</b> and of <b>moderate to major</b> significance compared to a Plan which does not make provision for reducing water demand.</p> <p>The inclusion of SuDS or surface water management policy in the Plan could ensure water is ‘treated’ ahead of discharge to local water courses and groundwater.</p>
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	<b>No significant impacts</b> are identified.
to reduce and manage flood risk and surface water run-off	No Effect	<b>No significant impacts</b> are identified.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District’s contribution towards the causes	Minor Moderate Long term Positive Impact	Enhanced improvements to water efficiency in new buildings (demand management) will help water companies to manage future water demand (even taking into account water losses associated with climate change) and balance water supply and needs. Impacts would be <b>positive</b> and of <b>minor to moderate</b> significance and <b>long term</b> (beyond the plan period).
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	<b>No significant impacts</b> are identified.
to improve access to the cultural	No Effect	<b>No significant impacts</b> are identified.

heritage of the district for enjoyment and educational purposes		
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	No Effect	<b>No significant impacts</b> are identified.

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the Council's preferred option in respect of water supply was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including the, the water resource management plans for Severn Trent and South Staffordshire Water, (2010 versions and draft versions of emerging WRMPS), the Catchment abstraction licensing strategies for the Districts rivers published by the Environment Agency, the HMA outline Water Cycle Study, the River Mease Water Quality Management Plan, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses including with the water companies, environmental agencies and other key stakeholders.

The key difficulties associated with this element of the appraisal relates to the fact that water resource planning is undertaken by the relevant water companies in liaison with the Environment Agency and OFWAT. Water resource planning is not a function of the District Council and its role is limited to helping partnership agencies meet their own objectives and targets. In light of this, many of the assumptions made in this appraisal are that the water companies will be able to deliver the demand management and leakage reductions necessary to ensure that water supplies remain adequate for the plan period and that climate change predictions will be in line with expectations. Clearly however, there are significant uncertainties in respect of long term resource planning for water. Nonetheless the Authority is satisfied, given its desire to include a demand management policy in its plan that the assumptions which underpin the various resource strategies are sufficiently robust to allow the impacts of continued growth in respect of water resources to be understood up to the period 2028 and beyond.

### Potential Mitigation Measures Identified During the Review

The Local Plan should include the following:

- The inclusion of a SuDS policy in the Local Plan could help reduce waste water flows to local sewage treatment works and could ensure that water treated on site does not lead to significant increases in nutrient and sediment loads in local watercourses.
- The inclusion of a design policy in the Plan could help ensure developers integrate water efficient fixtures and fittings in new development and encourage the reuse of surface water in order to reduce the need for water supplies from the mains.

## 6.2.5 ISSUE 18 SURFACE WATER

The Specification of High Environmental Standards Relating to Surface Water Drainage		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Positive Impact	New development would increase surface water generation and will contribute towards diffuse and point source pollution in the districts rivers, however set against this the use of SuDS to could significantly improve the quality of surface water discharges, as nutrients, sediments and other pollutants could settle or be removes prior to discharge to water courses or discharge to ground. The provision of SuDS could also improve biodiversity on site and contribute towards the delivery of biodiversity action plan targets and species. Impacts would be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance.  The inclusion of a water efficiency policy in the Part 1 Local Plan could further reduce water quality impacts from new development on the districts surface waters.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Effect	<b>No significant impacts</b> are identified.
to improve the health and well-being of the population	No Effect	<b>No significant impacts</b> are identified.
to improve community safety and reduce crime and fear of crime	No Effect	<b>No significant impacts</b> are identified.
to improve educational achievement and improve the District's skills base	No Effect	<b>No significant impacts</b> are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	<b>No significant impacts</b> are identified.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	No Effect	<b>No significant impacts</b> are identified.
to make best use of existing infrastructure and reduce the need to	Moderate to Major	The use of SuDs in accordance with national requirements could reduce wastewater flows to treatment works as water could be treated or stored on site and released directly in to local watercourses or



travel and increase opportunities for non-car travel (public transport walking and cycling)	Positive Impact	discharged to the ground at controlled rates. Impacts are considered to be of <b>moderate to major significance</b> and <b>positive</b> as the separate collection and treatment of surface water would significantly reduce flows into the existing foul sewer network and would allow existing capacity or headroom within the sewer network and Waste Water Treatments Works to be utilised effectively.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant impacts</b> are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	<b>No significant impacts</b> are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	<b>No significant impacts</b> are identified.
to improve the quality of new development and the existing built environment	Minor to Moderate Positive Impact	National requirements for dealing with surface water will help improve the quality of the built environment through providing opportunities to integrate GI and biodiversity gain into new development although there remains <b>uncertainty</b> about when enhanced SuDS requirements under the Flood and Water Management Act (2010) will be fully implemented. Post implementation Impacts are considered and <b>positive of minor to moderate</b> significance.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	Uncertain	It is unclear whether national policy and guidance will promote rainwater harvesting of grey water recycling as part of the suite of measures to deliver sustainable urban drainage. Impacts are <b>uncertain</b> . The inclusion of a policy to promote the inclusion of rainwater harvesting or grey water recycling within a design policy may help improve the performance of this option.
to promote sustainable forms of construction and sustainable use of natural resources	Moderate Positive Impact	Currently large scale developments on greenfield sites usually includes a basic SuDS scheme which treats water at source (usually by a system of engineered pipes which discharge to an attenuation pond before final discharge at greenfield rates to local watercourses) and as such a continuation of this policy would contribute towards the delivery of relatively sustainable construction. However following implementation of Schedule 3 of the Water and Flood Management Act (2010) expected in 2014, it is likely that developers will be required to provide SuDS schemes on smaller scale development projects and that these will be less engineered and more natural than many historic schemes. Impacts are therefore considered of <b>moderate</b> significance and <b>positive</b> . The inclusion of a requirement to work with developers and the SuDS approval body once Schedule 3 of the Act as implemented could enhance the performance of this option.
to reduce water, light, air and noise pollution	Minor Negative Impacts	The provision of SuDS on larger development sites (including strategic sites) would partially mitigate the impacts of surface water pollution by allowing the onsite treatment of water. However some impacts would still be expected on smaller sites, or where large sites discharge directly to local watercourses or without adequate attenuation, settlement or polishing of surface water. Impacts would be <b>negative</b> and of <b>minor</b> significance. The inclusion of a general water quality policy within Plan together with the implementation of schedule 3 proposed Flood and Water Management Act would further reduce impacts of development. Subject to the above <b>no significant residual impacts</b> are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	Provision of SuDS schemes in new developments could increase greenfield land take and lead to lower density development. Impacts would be <b>negative</b> and of <b>minor</b> significance. However, the integration of SuDS within development sites could contribute to wider GI, biodiversity, open space and habitat creation

		objectives in the plan. Where such spaces are delivered as part of a site wide strategy and are multifunctional it is likely that land take solely for SuDS delivery can be avoided. The inclusion of GI, Biodiversity, Green Infrastructure, open space and design policies in the Plan could ensure that there are <b>no residual impacts</b> in respect of this SA object.
to reduce and manage flood risk and surface water run-off	Moderate Positive Impact	Attenuation of surface water on site could significantly reduce flood risk within and around a new development sites by reducing the rate of discharge of surface waters into local watercourses. It could also reduce discharges to the foul water network by reducing flows into the sewer on previously developed sites. Impacts are likely to be <b>positive</b> and <b>moderate</b> significance. Flood risk could be further managed and impacts enhanced through the inclusion of an appropriate flood risk policy in the Local Plan.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	The reduction or control of surface water flows into local water courses could help reduce future flood risk which could occur as a result of climate change impacts, SuDS which discharge to ground could also help recharge ground water levels within stressed river catchments. Impacts are considered <b>positive</b> and of <b>minor</b> significance, but could be enhanced slightly through the inclusion of requirements in any SuDS policy to promote systems which mimic natural drainage patterns(rather than just discharge straight to local watercourses).
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	<b>No significant impacts</b> are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	<b>No significant impacts</b> are identified.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	No Effect	<b>No significant impacts</b> are identified.

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of options in respect of surface water drainage was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including, the South Derbyshire Level 1 Strategic Flood Risk Assessment, the HMA outline Water Cycle Study, the Derby HMA Water Position Paper, the River Mease Water Quality Management Plan, the Preliminary Flood Risk Assessment produced by Derbyshire County Council, the Annual Monitoring Report, relevant Catchment Flood Management Plans, the Council's GIS constraints mapping, together with on-going and historic

consultation responses including those from the water companies, The Environment Agency and the County Council as Lead Local Flood Authority and other key stakeholders.

The key difficulties associated with this element of the appraisal relates to the fact that since 2010 there have been significant policy and legislative changes in respect of Sustainable Urban Drainage and Flood Management. In particular the implementation of the Flood and Water and Management Act in April 2010 has sought to tackle the governments growing concerns about surface water flooding. However some parts of the Act have yet to be implemented. It is expected that Schedule 3 of the Act will be implemented in April 2014. This will require the inclusion of sustainable drainage of surface water in developments that require planning approval or have drainage implications. It will remove the automatic right, established by the Water Industry Act, to connect to public sewers and instead gives powers to local authorities as Sustainable Drainage Systems (SuDS) Approving Bodies (or SAB's) to approve new drainage systems and their connection to public sewers. SAB's will assess proposed sustainable drainage systems in accordance with a new National Standard.

However, there remains some uncertainty as to whether Schedule 3 will come into force in 2014 (not least because of historic delays in the implementation of this part of the Act), moreover there remains some uncertainty about the capacity of Lead Local Flood Authorities to accommodate the additional administrative burden of approving and managing SUDS schemes as well as the scale of development which will require consent in respect of SuDS. These issues are expected to be fully resolved ahead of the adoption of the Local Plan and the Council has, and will continue to work with the County Council in respect of implementing Schedule 3 of the Act.

#### **Potential Mitigation Measures Identified During the Review**

The Local Plan should include the following:

- The inclusion of a water efficiency policy in the Local Plan could assist in the reducing diffuse water pollution impacts from new development and could help reduce foul and surface water flows into the sewer network and help preserve any headroom or spare capacity within Severn Trent's infrastructure.
- Any SuDS policy could require drainage systems to mimic natural drainage patterns through discharging to the ground where practicable and therefore help contribute towards ground water recharge and supporting base flows in local watercourses.
- The inclusion of a Design policy in the Local Plan could help ensure developer integrate water efficient fixtures and fittings in new development and encourage the development
- The inclusion of general biodiversity habitat creation, open space and design policies in the Local Plan could ensure the delivery of multifunctional green infrastructure on site and could help ensure that development sites do not make inefficient use of land
- The inclusion of a requirement to work with developers, Lead Local Flood Authorities and SuDS approval body's once Schedule 3 of the Water and Flood Water Management Act is implemented could enhance the performance of any surface water management policy

## 6.2.6 ISSUE 19: AFFORDABLE HOUSING

Increase requirement and inclusion of exceptions policy to accommodate delivery on greenfield sites in line with NPPF requirements		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	<b>No significant impacts</b> are identified.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Major Positive Impact	By lowering the threshold at which affordable homes will be required increased provision could be secured. By increasing the requirement for affordable homes and including an exception policy in the Plan, it would make a <b>major positive</b> contribution towards affordable housing delivery and would reduce the number of residents in the HMA whose housing needs are currently met through the private rented sector. However it is recognised that increased requirements could undermine some sites and the inclusion of a viability clause in any plan policy could help ensure that housing delivery does not stall where onerous requirements are set through policy.
to improve the health and well-being of the population	Moderate Major Positive Impact	The inclusion of a requirement for 40% affordable housing (gross) across all sites should allow the Authority to secure the affordable homes needed to fully meet the identified backlog and the need which that arise in the Plan period. This will allow residents access to homes that meet local needs and will make a significant contribution to the wellbeing of the district's residents. Impacts are considered to be <b>positive</b> and of <b>moderate to major</b> significance.
to improve community safety and reduce crime and fear of crime	No Effect	<b>No significant impacts</b> are identified.
to improve educational achievement and improve the District's skills base	No Effect	<b>No significant impacts</b> are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Major Positive Impact	The provision of additional affordable housing by requiring 40% of homes on sites over 15 units or 0.5ha will bring forward a greater number of homes to meet identified local need.  Housing need in South Derbyshire is typically clustered around the Derby Urban Area and Swadlincote and South area where most growth is being sought. However additional growth is also being sought in village locations and housing need for these locations will be met partially through the Part 1 Local Plan and partly through a subsequent Part 2 local plan which will identify smaller residential sites. In the interim and in addition to the SHMA the inclusion of an exceptions policy in the (Part 1) Local Plan will provide flexibility to deliver affordable housing in appropriate villages where demand exists and sites are sustainable. As such the Council's preferred option consisting of Option 2 and a criteria-based policy is considered to have a <b>major positive</b> impact against this SA objective.

<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations well served by public transport and well related to existing local village centres would help ensure that homes to meet rural needs are sustainable. It would also ensure that future residents, many of whom may not have access to a car, are able to use nearby services and shops. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations well served by public transport would ensure that future residents (including those without access to a car) are able to access local facilities and services. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant impacts</b> are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations could help increase demand (albeit on a limited basis) for nearby shops and services. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to enhance the vitality and viability of existing town and village centres	No Effect	<b>No significant impacts</b> are identified.
to improve the quality of new development and the existing built environment	<b>Uncertain</b>	Policies to deliver affordable homes are likely to have an <b>uncertain</b> impact. Notionally it is likely that affordable homes would have no impact on general design, although onerous requirements could affected other aspects of site delivery including urban design.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	<b>No significant impacts</b> are identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	<b>No significant impacts</b> are identified.
to reduce water, light, air and noise pollution	No Effect	<b>No significant impacts</b> are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	The inclusion of specific affordable housing requirement, supported by criteria based exception policy to secure the delivery of affordable homes in near urban rural locations is likely to lead to the loss of some greenfield land within the Plan Period. However given the exceptional nature of this approach to securing

		affordable homes, losses would be relatively modest. Impacts would be <b>negative</b> and of <b>minor</b> significance.
to reduce and manage flood risk and surface water run-off	No Effect	<b>No significant impacts</b> are identified.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effect	<b>No significant impacts</b> are identified.
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	The inclusion of specific affordable housing requirement, supported by a criteria based exception policy to secure the delivery of affordable homes in rural locations could impact on the setting of listed buildings or conservation areas which exist in many of the districts villages and surrounding areas. However impacts are <b>uncertain</b> and would be dependent on the location, scale and detailed design of developments. The inclusion of an appropriate design policy and heritage protection policy in the Local Plan could help minimise impacts on heritage assets as a result of new affordable housing delivery bought forward under any exceptions policy.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	<b>No significant impacts</b> are identified.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Minor Negative Impact	The inclusion of specific affordable housing requirement, supported by a criteria based exceptions policy to secure the delivery of affordable homes in rural locations is likely to lead to limited further development on the edge of existing villages within the Plan period. However, it is unlikely that significant development will come forward under this policy as such impacts are likely to be <b>negative</b> and of <b>minor</b> significance. The inclusion of appropriate design and landscape policies in the plan could reduce the significance of this preferred option by ensuring appropriate site design, retention of local landscape elements and the delivery of appropriate landscape and screening.

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. With respect to this issue key data which informed the assessment included The Derby HMA Strategic Housing Market Assessment, the Derby HMA Housing Requirement Study, the Council's Annual Monitoring Report, census data, mid-year population estimates, and historic consultation responses in respect of the identified options.

No difficulties were encountered in undertaking this assessment

### Potential Mitigation Measures Identified During the Review

- The inclusion of a criteria based policy to support exceptions site supported by appropriate evidence could help ensure that locally based housing requirements can be fully met, where strategic growth is not proposed in the Local Plan.
- The inclusion of an appropriate design policy in the Local Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on local character
- The inclusion of an appropriate heritage policy in Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on heritage assets or their settings.
- The inclusion of an appropriate landscape policy in the Plan could help ensure that affordable homes on exceptions sites will not give rise to unacceptable impacts on the local landscape.

## 6.2.7 ISSUE 20 AREA BASED APPROACH TO HOUSING MIX AND DENSITY

Area based approach		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	<b>No significant impacts</b> are identified.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Moderate Positive Impact	The Strategic Housing Market Assessment for the Derby HMA indicates that the greatest requirement is for 2- and 3-bedroom homes, with a higher requirement for smaller homes in the affordable sector; and stronger demand for larger family homes in the market sector. The inclusion of a specific area based policies could help ensure that the council is able to negotiate the appropriate mix of housing on site and this is monitored against identified need. Impacts are considered to be <b>positive</b> and of <b>moderate</b> significance.
to improve the health and well-being of the population	Minor Positive Impact	This approach could allow the delivery of more flexible housing schemes. For example the provision of new bungalows which may need to be built at lower densities compared to sites typically submitted by developers. It could also allow for increased green infrastructure and open space provision which could improve opportunities for new and existing residents to access formal and informal recreation provision close to where they live. Impacts are considered to be <b>minor to moderate</b> significance and <b>positive</b> .
to improve community safety and reduce crime and fear of crime	No Effect	<b>No significant impacts</b> are identified.

to improve educational achievement and improve the District's skills base	No Effect	<b>No significant impacts</b> are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	No Effect	<b>No significant impacts</b> are identified.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Uncertain	Dispersed development on a significant scale could have potential to undermine efforts for reducing the need to travel by spreading out growth although this would dependent on the scale of growth, and the overall density of new developments. In contrast however lower density development could offer opportunities for new open space and other green infrastructure and recreation facilities on site. Impacts are <b>uncertain</b> .
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Uncertain	See above
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant impacts</b> are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	<b>No significant impacts</b> are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	<b>No significant impacts</b> are identified.
to improve the quality of new development and the existing built environment	Moderate to Major Positive Impact	This option would allow developments to be better designed and implemented to reflect local character, especially in many of the districts historic villages which are characterised by low density developments. In addition a flexible approach would allow higher density developments within existing largely built up areas which are well related to nearby services and well served by public transport services. Overall this policy would have a <b>moderate to major positive</b> impact in respect of helping to improve design quality. It could be further supported through the inclusion of appropriate design and heritage policies in the Local Plan.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste	No Effect	<b>No significant impacts</b> are identified.



materials		
to promote sustainable forms of construction and sustainable use of natural resources	Uncertain	This policy could lead to the inefficient use of greenfield sites and could lead to greater resource in respect of land take. However lower density development could help support the delivery of more sustainable homes, for example by allowing the development of homes which embrace passive heating and cooling, or onsite renewable or low carbon energy technologies (for example by reducing overshadowing by other properties which could increase opportunities for solar PV energy generation). Overall is considered impacts are <b>uncertain</b> and would be most likely to be determined by the detailed design and location of sites.
to reduce water, light, air and noise pollution	Minor to Moderate Positive Impact	An area based density approach may support the delivery of more land hungry and less engineered sustainable urban drainage schemes on site. This could provide opportunity to ensure surface water treatment mimics natural drainage patterns for example by discharge to ground (which allows water to be filtered and contributes to local water course baseflows and groundwater recharge) rather than attenuated in an engineered basin and discharged at an agreed rate directly to a local watercourse (which is the norm on existing sites within the district). Impacts are <b>positive</b> and of <b>minor to moderate</b> significance. The performance of this option could be enhanced by the inclusion of an appropriate surface water management in the Local Plan.
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Negative Impact	A more flexible approach to building mix and density could lead to lower density development. This could trigger the need for additional greenfield releases to meet the districts full housing requirement. However, given that housing requirements for the Plan period are aimed mainly at smaller family homes (2 and 3 bed properties) and that even after a reduction in the smaller properties (such as flats and maisonettes), built on existing sites, densities have remained notably above the 30 dwellings per hectares in recent monitoring periods, As such the Authority is satisfied that additional land losses above those already considered earlier in this appraisal would be neutral, or at worst could have a <b>minor negative</b> impact.
to reduce and manage flood risk and surface water run-off	Minor Positive Impact	Typically SUDS schemes have been included within larger greenfield developments within South Derbyshire. These have tended to consist of piped drainage systems which discharge into an attenuation pond which then discharges to a local water course at an agreed rate equivalent to local greenfield runoff rates. Clearly such schemes reduce flood Risk but may not manage surface water generation fully within the site. Allowing lower density developments to come forward could help provide the space to deliver multifunctional SuDS systems which mimic natural drainage patterns and manage water within the site through discharge to ground. Impacts would be <b>positive</b> and of <b>minor</b> significance.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Uncertain	Less dense development patterns could provide beneficial impacts by allowing homes to be built to reduced energy requirements, for example by utilising passive solar gain, or appropriate shading. It could also assist in the delivery of green spaces and sustainable drainage systems on site which could provide areas of shade or contribute towards urban cooling of managing changes in food risk associated with climate change. Conversely however, lower density development on a large scale could lead to dispersed developments which may be more difficult to serve by public transport or non-car modes. Impacts are <b>uncertain</b> .
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Minor to Moderate Positive Impact	A more flexible approach to development could allow for low-density developments around areas of heritage importance such as listed buildings or conservation areas and could allow designs to reflect the historic character of surrounding areas. Impacts are considered <b>positive</b> and of <b>minor to moderate</b> significance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	<b>No significant impacts</b> are identified.

<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Moderate to Major Positive Impact	A more flexible approach to development, which could allow developers to design softer transitional areas between the urban edge and countryside and could assist in integrating new development into the wider urban area by reflecting the existing urban vernacular. Impacts are considered to, <b>positive</b> and of <b>moderate to major</b> significance.

### **How the Assessment was Undertaken and Difficulties Encountered**

This assessment was undertaken by the Planning Policy Team. The likely performance of broad and preferred options in respect of housing density, mix and town cramming was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on qualitative predictions and knowledge of local developments and existing and emerging statute and policy, supported by relevant studies and evidence including, the Derby Housing Market Area Strategic Housing Market Assessment update, The Derby HMA Strategic Housing Land Availability Assessment, the South Derbyshire Level 1 Strategic Flood Risk Assessment, the HMA outline Water Cycle Study, the Annual Monitoring Report, the Council's GIS constraints mapping, together with on-going and historic consultation responses including with other developers and other key stakeholders.

No significant difficulties were encountered in undertaking this part of the Sustainability Appraisal. However it is worth noting that the appraisal relies, in part, on anecdotal evidence about falling densities on larger housing sites. This seems to be a trend which has been picked up by the Council in its annual monitoring of completions, but at the time of writing only a single year's data was available which indicated a fall in densities across large housing sites. Having reviewed recent planning permissions the Council is satisfied that this trend will feed through into completions, but will continue to monitor densities of new development going forward to test the assumptions made during this appraisal.

### **Potential Mitigation Measures Identified During the Review**

The Local Plan should include the following mitigation measures in respect of this issue:

- The inclusion of an a sustainable construction or energy efficiency policy to ensure that new developments reflect the need to reduce energy and other natural resources including through design to allow passive heating and cooling and on site renewable and low carbon technologies.
- The inclusion of a SUDS policy which requires schemes mimic natural drainage patterns through discharging to the ground where practicable in order that waste water is dealt with on site.
- The inclusion of a design policy in the Local Plan could help ensure developers reflect local design character within new developments

## 6.2.8 ISSUE 21: SPECIAL AREAS OF HOUSING NEED

Higher Targets on Specific Sites		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	<b>No significant impacts</b> are identified.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Moderate to Major Positive Impact	Setting targets in respect of lifetime homes on specific sites would improve the quality of homes and their ability to meet the needs of the local community by ensuring that homes are built so that they can be adapted to meet residents changing needs. Targets could be set at a minimum requirement across all large sites over an identified threshold, but higher or lower targets pursued depending on the nature of the development, its location, locally identified need or viability. Impacts would be <b>positive</b> and of <b>moderate to major</b> significance.
to improve the health and well-being of the population	Moderate to Major Positive Impact	Setting targets on specific sites over an identified size threshold in respect of lifetime homes would improve the adaptability and versatility of a notable proportion of new homes and improve their suitability to the changing needs of occupiers throughout their lives. Impacts would be <b>positive</b> and of <b>moderate to major</b> significance
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	The inclusion of a lifetime homes standards could improve community safety by ensuring that homes are accessible for those with mobility issues both within and around the property. Impacts would be <b>minor</b> significance and <b>positive</b> .
to improve educational achievement and improve the District's skills base	No Effect	<b>No significant impacts</b> are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Minor Moderate Positive Impact	Introduction of lifetime homes standards on specific sites could help facilitate social inclusion and reduce deprivation associated with lack of appropriate and accessible housing. It could also provide one element of support to allow residents greater freedom to live independently. Impacts are positive and of <b>minor to moderate</b> significance.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including	Minor Negative Impact	Introduction of lifetime homes could increase the cost of developments, which could undermine the delivery of local facilities and services associated with development (i.e. open space community centres etc.). However whilst such additional cost could reduce general access to facilities it is noted that the delivery of lifetime homes could deliver a minor improvement to accessibility (both within and around their home) for residents with restricted mobility. Subject to the inclusion of an appropriate viability clause

open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		impacts are likely to be broadly <b>positive</b> and of <b>minor</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	<b>No significant impacts</b> are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant impacts</b> are identified.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	<b>No significant impacts</b> are identified.
to enhance the vitality and viability of existing town and village centres	No Effect	<b>No significant impacts</b> are identified.
to improve the quality of new development and the existing built environment	No Effect	<b>No significant impacts</b> are identified.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	Minor Positive Impact	The provision of lifetime homes on some larger sites could help ensure that residents with mobility problems both have the space to store waste. It would also allow the fabric of new dwellings to be designed and constructed to allow easy adaptation. This could help reduce the need for significant alterations to building fabric which could generate waste during works. Impacts are <b>positive</b> and of <b>minor</b> significance
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	<b>No significant impacts</b> are identified.
to reduce water, light, air and noise pollution	No Effect	<b>No significant impacts</b> are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	<b>No significant impacts</b> are identified.
to reduce and manage flood risk and surface water run-off	No Effect	<b>No significant impacts</b> are identified.
<b>Climatic Factors</b>		
to reduce and manage the impacts of	No Effect	<b>No significant impacts</b> are identified.

climate change and the District's contribution towards the causes		
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	No Effect	<b>No significant impacts</b> are identified.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	No Effect	<b>No significant impacts</b> are identified.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	No Effect	<b>No significant impacts</b> are identified.

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Derby HMA Strategic Housing Market Assessment update, the Lifetime Homes website and historic consultation responses in respect of the identified options.

No technical difficulties were identified during this appraisal, however it is recognised by the Council that the figures produced by the Department of Communities and Local Government (DCLG) in 2007 setting out the likely costs of lifetime homes are now dated. As such whilst the Council has sought to use these figures to help it understand the possible increase in costs to developers in delivering lifetime homes, it recognises that these may have changed in the intervening period. Subsequent to undertaking this appraisal the government has announced a consultation on Housing Standards. This could restrict Local Authorities from setting local standards on issues such as lifetime homes and require improvements to new homes via building regulations. Where the government adopts such an approach to housing standards the Authority will look to amend its plan and the SA to reflect these changes.

### Potential Mitigation Measures Identified During the Review

- The inclusion of a viability clause with in a special housing need policy or a standalone viability policy in the Plan to ensure that the deliverability of sites is not undermined by challenging requirements included in the policy.

## 6.2.9 ISSUE 22 TOWN CENTRES AND RETAIL

Mixed use approach		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No Effect	<b>No significant impacts</b> are identified.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Effect	<b>No significant impacts</b> are identified.
to improve the health and well-being of the population	No Effect	<b>No significant impacts</b> are identified.
to improve community safety and reduce crime and fear of crime	Minor Positive Impact	A more flexible approach to development in town and village centres could help tackle vacant units and improve footfall at all times of the day. This wider mix of uses would extend the hours during which town and village centres are used and would increase natural surveillance which could help reduce crime and fear of crime and antisocial behaviour. Impacts are likely to be positive and of <b>minor</b> significance.
to improve educational achievement and improve the District's skills base	No Effect	<b>No significant impacts</b> are identified.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Uncertain	A more flexible approach to development in town and village centres could help reduce vacant units and provide a short term improvement in retail and leisure offer for shoppers who rely on Swadlincote town centre of other local or village centres in the District. However, without adequate controls the long term loss of A1 retail (shops) could undermine the viability of the Districts main town and village centres. Impacts are <b>uncertain</b> . In order to control losses any policy could seek to require marketing and other appropriate evidence to support the applications for the reuse of an A1 shop to other appropriate retail, leisure or community uses. Subject to the inclusion of such a clause within the Part 1 or subsequent Part 2 Local Plan impacts could be <b>positive</b> and of <b>minor</b> significance.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and	No Effect	<b>No significant impacts</b> are identified.

promote healthy and sustainable travel or non-travel choices.		
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	No Effect	<b>No significant impacts</b> are identified.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Minor Positive Impact	A more relaxed retail policy approach could accommodate alternative retail or leisure uses, or even temporary use of retail space (for example for 'pop up shops') and could help strengthen local retail offer in the short term whilst supporting new business start-ups in the retail sector. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Minor Positive Impact	This policy would allow for a more flexible approach in accommodating retail or other appropriate town centre uses in town and village centres and could help create new employment in retail, services, catering and financial services industry. Impacts would be <b>positive</b> and of <b>minor</b> significance.
to enhance the vitality and viability of existing town and village centres	Uncertain	Flexibility in allowing non A1 use in the core retail area could have a positive impact on the vitality of shopping areas in the short term by helping to remove barriers faced by new non retail based businesses who may wish to occupy town centre locations. However, without adequate controls the long term loss of A1 retail (shops) could undermine the viability of the districts main town and village centres. Overall impacts are therefore <b>uncertain</b> . In order to control losses any policy could seek to require marketing and other appropriate evidence to support the applications for the reuse of an A1 shop to other appropriate retail, leisure or community uses. Subject to the inclusion of such a clause within Part 1 or Part 2 Local Plan impacts could be <b>positive</b> and of <b>minor</b> significance.
to improve the quality of new development and the existing built environment	No Effect	<b>No significant impacts</b> are identified.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	<b>No significant impacts</b> are identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	<b>No significant impacts</b> are identified.
to reduce water, light, air and noise pollution	No Effect	<b>No significant impacts</b> are identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	<b>No significant impacts</b> are identified.
to reduce and manage flood risk and surface water run-off	No Effect	<b>No significant impacts</b> are identified.

<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effect	<b>No significant impacts</b> are identified.
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Uncertain	Flexibility in allowing non A1 uses in the core retail area could ensure historic buildings in Swadlincote town centre and village centres are kept in economic use. However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne (for example if shops were converted to residential dwellings or offices) which in turn could impact on the broader character of the area. Impacts are <b>uncertain</b> . The inclusion of an appropriate design policy, possibly supported by a subsequent design SPD could help ensure negative effects associated with changes of use from shops do not occur.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	Flexibility in allowing non A1 use in the core retail area could ensure historic buildings in Swadlincote town centre and village centres are kept in economic use and hence are maintained and are publicly accessible. However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne or the loss of public access to locally important buildings. Impacts are <b>uncertain</b> . As such it is not clear whether this policy could undermine objectives to improve access to heritage features.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Uncertain	Flexibility in allowing non A1 use in the core retail area could ensure historic buildings in Swadlincote town centre remain in economic use and are maintained. (Note Swadlincote Town centre is a conservation area and has been improved in recent years through a combination of public realm improvements and improvements to shops fronts supported via a grant scheme operated by a range of heritage organisations and managed by the District Council, whilst Melbourne Village centre is also a conservation area). However changes of use could lead to the loss of traditional shop fronts in Swadlincote and villages such as Melbourne (for example where shops are converted to residential dwellings or offices) which in turn could impact on the broader character and townscape of the area. Impacts are <b>uncertain</b> .

### **How the Assessment was Undertaken and Difficulties Encountered**

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. With respect to this issue key data which informed the assessment included information on vacancy rates in Swadlincote Town Centre (collected annually by the District Council), The Donaldson's Retail and Leisure Study for Swadlincote Town Centre (2005), The Swadlincote Town Centre Vision and Strategy. The Council's Annual Monitoring Report, and stakeholder responses to previous consultations regarding this issue.



No technical difficulties were identified during this appraisal, however it is recognised by the Council that the much of the data now held by the Council in respect of retail issues is now dated and in particular predates a number of major planning permissions for retail and leisure facilities in the District including, the development of a Morrison's Supermarket on part of the Wragg's Pipework's, the development of a cinema and number of large format shops, restaurants, a public house on the remainder of the Pipework's site, an implemented extension to Sainsbury Supermarket, the loss of the former Quiksave site to residential use in Swadlincote Town Centre, and unimplemented planning permission for large format retail in Swadlincote on the Council Depot site and for a medium sized supermarket in Hilton village.

### Potential Mitigation Measures Identified During the Review

- The inclusion of an appropriate design policy within the Part 1 or subsequent Part 2 Local Plan to help ensure that loss of shops or changes to shop fronts will not have an impact on the character of town and village centres.
- The inclusion of an appropriate heritage policy, should be included in the Local Plan to help control impacts on conservation areas which include significant area of retail (including Swadlincote and Melbourne)
- The inclusion of a marketing clause within any retail policy could help ensure that the loss of retail units is only permitted, where it can be demonstrated that premises have been adequately marketed

## 6.2.10 ISSUE 23: INFRASTRUCTURE

Wider Developer Contributions and a combination of S106 and CIL		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Minor to Moderate Positive Impact	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance green infrastructure and wildlife provision within the site. However using CIL could also allow improvements to or the management of sites located away from new development (and hence areas where pressure on existing green infrastructure could occur). Impacts would be further enhanced by allowing a broader range of development types to contribute towards new infrastructure. This could include within the River Mease SAC. Based on the selection of this hybrid option overall impacts are likely to be <b>positive</b> and of <b>minor</b> to <b>moderate</b> significance. The inclusion of a policy in the Local Plan to secure developer contributions from any windfall development in the Mease SAC could help ensure that new development does not affect the integrity of the SAC.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	Moderate to Major Positive Impact	The continued use of Section S106 could help to provide new housing (including affordable housing provision). Affordable homes provision cannot be via CIL as it is not infrastructure. Impacts of this policy are considered <b>positive</b> and <b>long term</b> and of a <b>moderate</b> to <b>major</b> significance.
to improve the health and well-being	Moderate	A mixture of Section 106 and CIL could ensure that flexibility remains to enhance informal and formal

of the population	Positive Impact	open space and leisure provision, accessible new habitat creation and health care facilities necessary to meet the requirement of local development, both on site, or where necessary offsite where pooled contributions are required for strategic scale infrastructure (for example contributions towards a local leisure centre). It could also create greater certainty regarding the timing and scale of infrastructure needed to support growth. Impacts would be <b>positive</b> , of <b>moderate</b> significance.
to improve community safety and reduce crime and fear of crime	Minor Moderate Positive Impact	A combination of s106 and CIL could provide opportunity to tackle crime or safety issues on and off site for example by supporting highways capacity/safety enhancements to local roads or the provision of new walking and cycling routes. Pooled funds could, in particular, help to create long distance cycling routes which facilitate greater number of cyclists using non-car based routes. Widening out developer contributions could enhance the performance of this option. Impacts would be positive and of <b>minor to moderate</b> significance.
to improve educational achievement and improve the District's skills base	Major Positive Impact	A combination of S106 and CIL could provide the most flexibility to deliver the new schools provision necessary to support housing growth. This is because growth at the scale proposed may require new schools to support growth. As such S106 funding to deliver expansion of schools may not provide a satisfactory solution education needs for the HMA. Typically larger schools, such as secondary schools, will need to be supported by a number of sites, in order to pool the contributions from the significant number of sites a CIL based tariff is likely to be required. The inclusion of a combined approach could allow such pooling of funds to pay for a secondary school to take place, but could allow smaller (lower cost) primary school provision (via extensions or new schools) to be delivered on site through any appropriate mechanism. Impacts are consider positive and of <b>moderate to major</b> significance.
to promote social inclusion and reduce inequalities associated with deprivation across the District	Major Positive Impact	A combination of S106 and CIL could provide opportunity to secure funds for affordable homes, community services and facilities on specific sites, but could also allow funds to be aggregated up to provide other benefits such as improvements to public transport and non-car transport choice locally. Impacts could be <b>positive</b> and of <b>major</b> significance
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	Moderate Positive Impact	A combination of S106 and CIL could provide both the flexibility of S106 to deliver site based improvements to local services and facilities such as open space, community buildings or local/district shopping areas and the certainty and ability to pool contributions to deliver large projects allowed by CIL such as improvements to local public transport or built facilities such as leisure centres or schools. A widening of infrastructure requirements could also ensure other non-residential or commercial developments are able to deliver improvements in respect of accessibility, for example by supporting public transport, walking and cycling. Impacts are considered <b>positive</b> and <b>long term</b> and of <b>moderate</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Moderate Positive Impact	A combination of S106 and CIL could provide both the flexibility of S106 to deliver site based improvement to local infrastructure (for example the management of SuDS or open space provision), However, the adoption of CIL could allow a coordinated approach to strategic infrastructure delivery including the provision of public transport, and walking and cycling infrastructure. Impacts are considered <b>positive</b> and <b>long term</b> and of <b>moderate</b> significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	Uncertain	This combined approach could cause <b>uncertainty</b> about the level of contributions that may be required through Section 106. However this mechanism could also allow some flexibility to determine contributions based on local circumstance having regard to site viability etc. Subject to the inclusion of a viability clause within any Infrastructure policy residual impacts would be <b>positive</b> and of <b>minor</b> significance.

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	Uncertain	A combined approach to securing planning obligations could stymie new economic development proposals. It could also create uncertainty about developer contributions for different types of development. As such this approach could have an <b>uncertain</b> impact. However this mechanism could also allow some flexibility to determine contributions based on local circumstance having regard to site viability etc. Subject to the inclusion of a viability clause within any Infrastructure policy residual impacts would be <b>positive</b> and of <b>minor</b> significance.
to enhance the vitality and viability of existing town and village centres	Minor to Major Positive Impact	Developer contributions from CIL and S106 could be used to support town and village centres improvements either within development sites (for example where sites are derelict or under used), or immediately around existing built up areas. Impacts could be <b>positive</b> but of an <b>uncertain</b> magnitude, depending on the location of development and the characteristics of development site.
to improve the quality of new development and the existing built environment	Minor to Major Positive Impact	Developer contributions from CIL and S106 could be used to support town and village centres improvements, (for example contributions towards improvements to Swadlincote High Street have been secured from large scale retail development on the edge of the town centre). Impacts could be <b>positive</b> but of an <b>uncertain</b> magnitude depending on the location, scale and nature of developments
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	<b>No significant impacts</b> identified.
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	<b>No significant impacts</b> identified.
to reduce water, light, air and noise pollution	No Effect	<b>No significant impacts</b> identified.
to minimise the irreversible loss of undeveloped (greenfield) land	No Effect	<b>No significant impacts</b> identified.
to reduce and manage flood risk and surface water run-off	Moderate to Major Positive Impact	A combination of contribution collection methods could allow flexibility to secure small scale on site flood protection works, such as the use and on-going maintenance of Sustainable urban Drainage Systems, or flood alleviation works. However the use of CIL could help the Authority collect funds from a number of developments which could contribute toward the construction or, or long term maintenance of large scale (strategic) works such as the Lower Dove Flood Risk Management Scheme, or the Lower Derwent Flood Risk Management Scheme. Impacts are considered to be <b>positive, long term</b> , and of a <b>moderate to major</b> significance.
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	Minor Positive Impact	A CIL and s106 approach to developer contributions could enable the development and on-going maintenance of new small scale GI such as sustainable drainage and open space to be secured on a site specific basis but could also facilitate the delivery of more strategic, large scale developments such as flood works, networks of open space or non-car infrastructure such as walking and cycling routes or public transport provision. Impacts are considered <b>positive</b> and of <b>minor</b> significance.
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural,	Minor to	A CIL and s106 approach to developer contributions could enable new developments to contribute to

architectural and archaeological heritage of the district.	Moderate Positive Impact	identified heritage projects such as improvements to Swadlincote Town Centre, or the improvement and long term management of 'at risk' heritage assets. Impacts from this approach are considered to <b>positive</b> and of a <b>minor to moderate</b> significance.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Minor to Moderate Positive Impact	A CIL and s106 approach to developer contributions could enable new developments to contribute to, and improve access to identified heritage projects such as improvements to Swadlincote Town Centre, or the improvement and long term management of 'at risk' heritage assets. Impacts from this approach are considered to <b>positive</b> , and of a <b>minor to moderate</b> significance.
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Minor to Major Positive Impact	A CIL and s106 approach to developer contributions could secure additional funds for landscape, townscape or environmental enhancement schemes, either on site where schemes have specific local impacts on townscape or landscape, or away from the sites where priorities to improve local landscape or townscape effects associated with development have been outlined (for example within the National Forest). Impacts from this approach are considered to <b>positive, long term</b> and of <b>uncertain</b> magnitude (depending on the scale, nature and location).

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Derby HMA Transport Modelling, Transport Position Paper, Education Position Paper, Derby HMA Outline Water Cycle Study, Derby HMA Water Position Paper, Water Company Assessments of infrastructure impacts for preferred and non-preferred growth sites, electricity distribution companies assessments of infrastructure impacts for preferred and non-preferred sites. South Derbyshire Open Space, Sport and Recreation Assessment, South Derbyshire Playing Pitch Strategy and Sport England Built Facilities Mapping and consultation comments received back from local infrastructure providers, developers and local residents.

No technical difficulties were identified during this appraisal; however it is recognised by the Council that since the initial consultation was undertaken in 2010 changes to legislation have reduced the reasonably available options to collect contributions to support growth. In particular changes to legislation will make relying solely on S106 or a Community Infrastructure Levy problematic. Nonetheless the appraisal does indicate that a hybrid approach, using both S106 and CIL is the most sustainable mechanism to managing infrastructure requirements.

### Potential Mitigation Measures Identified During the Review

- The inclusion of a viability clause within the Plan could help ensure balance housing needs against infrastructure requirements.
- The production of an Infrastructure Delivery Plan (which considers issues such as infrastructure phasing and cost) could help ensure that infrastructure is bought forward at an in tandem with development.
- The production of an Infrastructure Delivery Plan would also allow utilities providers that cannot levy tariffs to deliver infrastructure to understand the scale and timing of growth. This could help inform their asset management and delivery over the plan period

## 6.2.11 ISSUE 24 GREEN BELT AND GREEN WEDGES.

Retain Existing Greenbelts and Wedges		
Sustainability Objective	Impacts	Likely Impacts of Preferred Option
<b>Biodiversity, Fauna and Flora</b>		
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	Uncertain	The protection of greenbelt would provide continuity and protect greenfield sites from development, although many of the greenbelt sites in South Derbyshire have limited biodiversity interest. The protection of greenbelt land could however push development to other parts of the District which may have more biodiversity interest and could therefore have a negative impact on biodiversity. Overall an <b>uncertain</b> impact has been identified.
<b>Population and Human Health</b>		
to provide decent and affordable homes that meet local needs	No Effect	Given the limited scale of greenbelt in the District, the retention of greenbelts is unlikely to restrict housing developments to the extent that communities would not be able to access new housing provision. <b>No significant Impacts</b> identified
to improve the health and well-being of the population	Moderate Positive Impact	Protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city and these continue to have strong connections to the countryside beyond the city boundary. Impacts are <b>positive</b> and of <b>moderate</b> significance. A GI policy requiring new development reflects the location green wedges, or other open spaces could help ensure that new developments do not erode the importance of wedges in contributing to the health and well-being of Derby City and South Derbyshire residents.
to improve community safety and reduce crime and fear of crime	No Effect	<b>No significant Impacts</b> Identified
to improve educational achievement and improve the District's skills base	No Effect	<b>No significant Impacts</b> Identified
to promote social inclusion and reduce inequalities associated with deprivation across the District	Moderate Positive Impact	The continued general protection of greenbelt and expansion of green wedges could help improve public access locally and ensure that green wedges continue to provide areas of green space within the city accessible to communities in South Derbyshire and Derby City alike. The inclusion of appropriate green infrastructure and walking and cycling policies in the Local Plan could help ensure that new development located close to the green belt can contribute towards improved access. Impacts are <b>positive</b> and of potentially <b>moderate</b> significance.
<b>Material Assets</b>		
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including	Minor to Moderate Positive Impact	The continued protection of greenbelt and expansion of green wedges could help improve public access locally to areas of informal and formal open space and could benefit existing and planned communities around the southern edge of the City or to the west of Swadlincote. The inclusion of appropriate green infrastructure and walking and cycling policies in the Local Plan could help ensure that new development located close to the green belt can contribute towards improved access. Impacts are <b>positive</b> and of

open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.		<b>minor</b> or potentially <b>moderate</b> significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non-car travel (public transport walking and cycling)	Minor Negative or Neutral Impact	The retention of green belt to the west of Swadlincote and the South East of Derby, could, given the Council's preferred Growth Strategy of urban concentration, lead to significant growth around those areas outside of the greenbelt. This may place pressure on existing infrastructure in those locations where growth is directed. However in reality greenbelt is unlikely to halt development around the city (around Boulton Moor) or Swadlincote around Stanton given that both areas could accommodate some growth outside of the greenbelt. As such the retention of green belt will not frustrate the dispersal of development. As such the retention of greenbelt could have a <b>minor negative</b> or <b>neutral</b> Impact
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	No Effect	<b>No significant Impacts</b> Identified
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	No Effect	<b>No significant Impacts</b> Identified
to enhance the vitality and viability of existing town and village centres	No Effect	<b>No significant Impacts</b> Identified
to improve the quality of new development and the existing built environment	Moderate Major Positive Effect	The deletion of green belt could lead to the coalescence of distinct communities in the district with large settlements beyond the districts borders. This could undermine the identity of physically distinct rural communities such as Ambaston, Thulston, Shardlow and Aston and change their character. In retaining green belt and green wedge this will ensure coalescence does not take place and will help protect the identity of distinct communities in South Derbyshire. Impacts would be <b>positive</b> and of <b>moderate to major</b> significance.
<b>Soil, Water and Air</b>		
to minimise waste and increase the reuse and recycling of waste materials	No Effect	<b>No significant Impacts</b> Identified
to promote sustainable forms of construction and sustainable use of natural resources	No Effect	<b>No significant Impacts</b> Identified
to reduce water, light, air and noise pollution	No Effect	<b>No significant Impacts</b> Identified
to minimise the irreversible loss of undeveloped (greenfield) land	Minor Positive Impact	The continued protection of greenbelt to the west of Swadlincote and south east of Derby would help constrain opportunities for greenfield development in these locations and could help support long term regeneration in the City and Swadlincote. However as both areas of greenbelt do not cover the entirety of the settlements clearly the impact of greenbelt in encouraging brownfield regeneration will be limited. Impacts are identified as being <b>positive</b> and of <b>minor</b> significance. The inclusion of an appropriate previously developed land policy would help support the purpose of greenbelt in respect of stimulating

		brownfield land reuse.
to reduce and manage flood risk and surface water run-off	No Effect	<b>No significant Impacts</b> identified
<b>Climatic Factors</b>		
to reduce and manage the impacts of climate change and the District's contribution towards the causes	No Effects	<b>No significant Impacts</b> identified
<b>Cultural Heritage (including Architectural and Archaeological Heritage)</b>		
to protect and enhance the cultural, architectural and archaeological heritage of the district.	Moderate to Major Positive Impact	A recent review of the greenbelt around Derby City in South Derbyshire states that "There are no historic towns in this location of the Green Belt. However, the Green Belt does play some part in protecting the heritage environment of this location, which includes the Trent and Mersey Canal, conservation areas in Shardlow and Aston-on-Trent and Elvaston Castle and the adjacent park and gardens from inappropriate development. There are areas of open countryside in this location, for which the Green Belt also provides important protection from inappropriate development". The Swadlincote - Burton Greenbelt plays a similar role in protecting the setting of Bretby Hall historic park and garden. It is considered that the retention of greenbelt would have a <b>moderate to major positive</b> impact against this objective.
to improve access to the cultural heritage of the district for enjoyment and educational purposes	Uncertain	The retention of greenbelt and creation of green wedges may direct development away from key heritage assets such as Elvaston Castle and this may ensure that facilities remain separated from the wider urban area. However, the retention of green belt may restrict opportunities to secure improved connectivity of heritage assets or open up private land to public access. Impacts are <b>uncertain</b> .
<b>Landscape</b>		
to conserve and enhance the District's landscape and townscape character.	Uncertain	The retention of green belt would have a local benefit by restricting growth to the west of Swadlincote or South East of Derby City, but growth is likely to be directed to areas not in the greenbelt. These may be more or less sensitive than local landscape around areas of greenbelt. Impacts are therefore <b>uncertain</b>

### How the Assessment was Undertaken and Difficulties Encountered

This assessment was undertaken by the Planning Policy Team. The likely performance of the options was reviewed systemically against the Sustainability Appraisal Framework. The impacts identified are based on broad based qualitative predictions supported by relevant studies and evidence. With respect to this issue key data which informed the assessment included the Technical Assessment of the Derby Principal Urban Area Green Belt (2012), The Landscape Character Assessment of Derbyshire, Areas of Multiple Environmental Sensitivity (AMES) Study, Derby City Council Green Wedge Review (2012), and consultation comments received back from key stakeholders, developers and local residents. No difficulties were encountered during this appraisal.

### **Potential Mitigation Measures Identified During the Review**

- The inclusion of an appropriate GI policy and or walking and cycling polices in the Plan could help ensure green infrastructure provision can contribute to improving connectivity through and within the green belt and green wedges around the Derby Urban Area and Swadlincote.
- The inclusion of a brownfield land policy in the Local Plan could help support the purpose of the greenbelt in assisting urban regeneration and the recycling of land.
- The inclusion of an appropriate heritage/landscape policies in the Local Plan could help preserve the setting and special character of historic towns and villages around the edge of Derby and Swadlincote.



## **SECTION 7 PREFERRED AND NON PREFERRED SITES**

### **7.1 DRAFT SITE APPRAISALS**

Having identified the broad strategic options for implementing the Plan, the Council is now seeking to finalise its preferred development locations. To date draft site appraisals have been undertaken on large strategic sites on the edge of the City. These have informed the Council's preferred and non-preferred sites selected to meet identified growth needs. However further changes to sites included in the Plan could result from consultation, not least through the likely inclusion of a reserve housing site which may come forward within the Plan period where other allocations fail to supply the housing required to meet local needs.

The draft site and village appraisals will continue to be refined through on-going evidence collection, discussions with infrastructure providers and developers and other stakeholders. Detailed site based mitigation will also be identified through on-going appraisals and this will feed into the Council's detailed site requirements for strategic housing and employment sites included within the Plan.

Based on the draft site appraisals undertaken to date the Council has started to look at the likely incombination assessments which could arise from development, although this section of the report will be refined as we gather more information about the effects of the preferred strategy for growth and reported in the final sustainability report.



### 7.1.2 DERBY URBAN AREA PREFERRED AND NON-PREFERRED SITES

Sites around the edge of Derby, for the most part perform consistently. This is because many of the sites share similar characteristics, in terms of their relationship with the City, access to local facilities and their previously undeveloped nature. However where sites do have unique characteristics such as flood risk susceptibility, contain wildlife sites or Regionally Important Geological Areas, are located in the Greenbelt or could affect cultural or historic assets, or have other identified issues the above appraisals seek to reflect this. Schools provision is problematic and the Council are continuing to work with the Local Education Authorities and Schools to determine how growth can be managed.

Since the Sustainability Appraisal was first commenced there have been significant changes to some aspects of building design and sustainability or are in the process of been introduced. Changes include controlling sustainable building construction including energy efficiency and water efficiency requirements which have been introduced through building regulations. Greater control over surface water management will soon be introduced via the sustainable urban drainage approval process (to be administered by the County Council as Sustainable Urban Drainage Approval Body). Further changes to building regulations being consulted upon could also stipulate new standards regarding housing design standards. As such it is likely that some aspects of development will be delivered in a sustainable way. This blanket approach to improving housing design nationally will work towards ensuring that new housing developments across all sites perform well against criteria or objectives included in this sustainability appraisal.

All of the summaries set out above are draft, and the Council will continue to review site performance as we gather more information from developers and other stakeholder and utilities.

### DERBY URBAN AREA PREFERRED AND NON-PREFERRED SITES

Site	Site Status	Reasons for allocation or non-allocation
Boulton Moor (two sites comprising of an extension to the existing consent and a smaller site to the north of the A6)	Allocated	Sites would form an extension to an existing site which was granted planning permission in 2009 for 1,058 homes. The larger of the two sites would be an extension to the consented site and would lie between a proposed allocation in the emerging Derby Draft Local Plan for an urban extension into the Alvaston – Chellaston Green Wedge (subject to committee approval). The development of this site could allow for the comprehensive development of this wider area. A smaller area of land to the immediate north of the site would also be allocated. This site is in the Green Belt, although the recent construction of the A6 has dislocated this site from the remainder of the Nottingham Derby Greenbelt. There is greater capacity on the road network around these sites than most other routes into Derby City. The sites are well related to major new employment provision just off the A6 at Derby Commercial Park.

		Cumulatively the sites at Boulton Moor in South Derbyshire and Derby City which are consented or proposed would accommodate nearly 3,000 homes.
Thulston Fields (Site to the south of Boulton Moor)	<b>Not Allocated</b>	This is a very large site which is located wholly in the Nottingham-Derby Greenbelt. It is dislocated from the urban edge of the City by the proposed and consented Boulton Moor sites. The lack of existing development to the north would restrict immediate access to services and facilities in the Derby Urban Area ahead of development to the north. It is unlikely that a site could meaningfully contribute towards housing delivery in the Plan period (despite being able to accommodate 2,000 homes) given that sites to the north will accommodate nearly 3,000 homes.
Chellaston Sites (site comprising of two smaller sites known as Chellaston Fields and the land west of Holmleigh Way)	<b>Allocated</b>	These are relatively small strategic developments, which cumulatively could accommodate around 600 homes. There are known constraints in respect of transport, although proposals for a new road coupled with local transport improvements are likely to provide the capacity to accommodate this number of homes. Given the scale of the sites it is likely that they could contribute to the early delivery of homes which could help the Council meet its requirement of a five year supply of deliverable housing.
Chellaston West (also known as Lowes Farm)	<b>Potential Reserve Site</b>	This site could benefit from improvements to the local road network, although it is still unclear whether there would be sufficient capacity to accommodate all growth proposed around Sinfin and Chellaston. The Council is continuing to review the performance of this site and is consulting on whether it could be selected as a reserve site to be released if the Council fails to meet its local housing need at a point in the plan period.
Stenson Fields and Wragley Way (Sinfin and Stenson)	<b>Allocated</b>	This area is well related to local access and services, although transport infrastructure is significantly constrained at present. The delivery of new homes in tandem with a new employment site within the City presents an opportunity to create a new link road. This will extend the T12 link road within the City which is funded and has permission along the southern edge of the City providing greater local capacity to accommodate growth. This route would be bought forward in tandem with housing growth and would be funded by developer contributions. However based on historic development rates and the need to have the road in place ahead of development it is expected that 1,180 homes will come forward on this site to 2028. This is in addition to 487 homes on the consented and recently started Stenson Fields site
Primula Way (South Of Sunnyside)	<b>Allocated</b>	Around a third of this site already has planning consent. This scheme includes flood alleviation measures which will remove flood risk on the wider site and around existing

		homes in the City. Further modest growth in this area would benefit from reasonable access to local facilities in Sinfin. As a smaller site it could contribute to the early delivery of homes which would help the Council meet its requirement to of a five year supply of deliverable housing.
Stenson West (south of Sunnyside)	<b>Not Allocated</b>	This site is detached from the southern edge of Derby and would represent a major urban extension into the countryside to the south of the existing consented and proposed allocation site. It would significantly extend the urban edge of this part of Derby City and it is unclear how the site would be accessed.
Highfields Farm extension (Littleover)	<b>Not Allocated</b>	This site is detached from the southern edge of Derby and is separated by the consented Highfield Farm development. Development in this area would extend Derby beyond an extensive area of strategic landscaping and open space included in the consented Highfields scheme which could impede accessibility to facilities in Heatherton village. It is unclear whether the site could significantly contribute towards housing delivery in the Plan period given that planning permission exists for two sites in Littleover (one in South Derbyshire and one in Derby City) to the immediate north of the scheme which together has capacity for over 2,000 homes. Development could also encroach on Findern village to the south.
Pastures Hospital (Mickleover)	<b>Not Allocated</b>	This area is currently restrained by a lack of transport capacity, although strategic improvements to the local road network could be completed by 2019. New development in this location would be largely dislocated from the urban edge and would represent a particularly prominent intrusion into the local countryside. Development could also encroach on Burnaston village to the south.
Newhouse Farm (Mickleover)	<b>Potential Reserve Site</b>	This site could benefit from improvements to the local road network and in the medium term the Strategic Road Network works to grade separate 3 junctions which cross the A38 around the site could be completed by 2019 at a cost of £180 million. These infrastructure improvements could create greater capacity to accommodate growth around Mickleover. Site developers have identified the potential to bring forward a mixed use scheme on the site to improve local accessibility to employment. The Council is continuing to review the performance of this site and is consulting on whether it could be selected as a reserve site to be released if the Council fails to meet its local housing need at a point in the plan period.

Hackwood Farm (Mickleover)	<b>Allocated</b>	<p>This site performs relatively poorly in respect of landscape and transport impacts. However Derby City has received an application for a scheme at Hackwood Farm for approximately 400 new homes. The inclusion of the site in South Derbyshire is contingent on the City part of the site being allocated in the Derby City Local Plan (subject to Cabinet approval) as it would serve to improve the sustainability of the two sites by supporting the delivery of a new primary school, better access and connections to the local Sustrans Route.</p>
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#### 7.1.4 SWADLINCOTE URBAN AREA PREFERRED AND NON-PREFERRED SITES

Sites around and within Swadlincote, showed a little more variation in their performance against the detailed decision making criteria used to undertake the appraisal. This is because many of the sites present very different characteristics. For example two of the sites are degraded former mineral/waste sites. The Woodville site is proposed for employment led regeneration (and part as a proposed reserve housing site) and the other as a housing site, around William Nadin Way.

Access to local facilities tend to be better around Woodville sites than elsewhere although these sites typically have a more significant impact in respect of transport infrastructure. A number of the Woodville sites could present opportunities to improve the capacity of the local highways network including around Clock Island. Countryside impacts are generally more significant as urban extensions than for sites within the Town, although landscape impacts vary across the urban sites. Schools provision is problematic and the Council are continuing to work with the Local Education Authorities and Schools to determine how growth can be managed.

Where sites do record a uniform performance, impacts would largely be controlled by national or local policies which will specify design and building standards. Impacts would be related to building standards such as energy efficiency and building design, sustainable urban drainage provision or local standards such as National Forest requirements, or open space provision and contributions toward healthcare and schools provision. These standards have the effect of ensuring that all developments would perform consistently against the identified criteria.

All of the summaries set out above are draft, and the Council will continue to review site performance as we gather more information from developers and other stakeholder and utilities.

#### SWADLINCOTE URBAN AREA PREFERRED AND NONE PREFERRED SITES

Site	Site Status	Reasons for allocation or non-allocation
Broomy Farm, Woodville	Allocated	This site would represent a medium size urban extension to Woodville which could accommodate 400 homes. It is greenfield and lies to the west of the A514 Hartshorne Road immediately to the rear of Granville School. The site is likely to have a significant impact on the nearby Clock Island, and the development would need to be supported by highway infrastructure improvements within the development site to mitigate the impact on this junction. Like other sites and existing residential areas located to the north of Woodville the site would be prominent in the landscape to the south, especially



		from higher ground. However significant landscape elements exist on site which could substantially screen new development.
Butt Farm, Woodville	<b>Not Allocated</b>	This site would represent a medium size urban extension to Woodville which could accommodate 400 homes. The site is greenfield and includes a County Wildlife Site to the west of the site. Development of this site could have a significant impact on the nearby Clock Island, and the development would need to be supported by highway infrastructure improvements to mitigate the impact of development on this junction. Unlike the Broomy Farm site however, it is unlikely that the necessary highways infrastructure to mitigate impact on clock island could be achieved in light of constrained access and egress arrangements of the site. The landform and topography of the site would make development prominent from high ground to the north. This area is located within an area of landscape sensitivity.
Goseley Estate Extension, Woodville	<b>Not Allocated</b>	This site would represent a medium sized extension to the Goseley Estate Woodville which could accommodate around 600 homes. The site is not contained by urban development and is surrounded by countryside to the north and east. Development would represent an intrusion into the countryside which is identified as being sensitive and would reduce the separation between Hartshorne and Woodville. Like other development in Woodville the site would have a negative impact on the Clock Island. The site is less well related to local facilities in Woodville compared to other Woodville sites.
Occupation Lane, Woodville	<b>Potential Reserve Site</b>	<p>The Council has a long standing commitment to achieving the regeneration of this site through the redevelopment of land between Occupation Lane, Woodville and Swadlincote Town Centre.</p> <p>This is a significant site with a development area of around 35ha and presents an opportunity to reuse a poorly restored site to provide new jobs. Development would be dependent on the provision of the Woodville Regeneration Route which would open up access for development, as well as providing relief to chronic traffic congestion and associated environmental problems at the Clock Island. The redevelopment of this site could also provide opportunity to repair the existing urban environment in Woodville, provide enhanced green spaces, community facilities and tree planting reflecting its location in the heart of the National Forest.</p>

		<p>The Council is seeking employment led development on the site, this may not preclude some limited housing development where this could contribute to enhancing site layout or integrating the site with neighbouring residential areas. The Council has identified this site as a potential reserve site and is seeking views through the plan making process.</p>
Land East of Sandcliffe Road, Midway	<b>Not Allocated</b>	<p>This site would represent a medium size urban extension to Woodville which could accommodate 400 homes. The development of this site would be very prominent from the north and would be particularly intrusive in view of the local landform and lack of well-established features that might help screen development.</p> <p>An urban extension at this location would also extend the built up area well beyond the existing urban footprint. Furthermore, direct access to Swadlincote would be difficult due to the layout of the adjacent cul-de-sac development to the south which effects permeability and accessibility to local services in Swadlincote. Development would also negatively affect the local transport network including the A511 and Clock Island to the north of the site and potentially the traffic-lit road junction between Midway Road and Sandcliffe Road.</p>
Land North of William Nadin Way/West of the Council Depot	<b>Allocated</b>	<p>This is a medium sized site which has an identified capacity of 600 dwellings. The site occupies land that has, to date, been reserved for recreational use in the existing South Derbyshire Local Plan. However, the construction of a public golf course, academy and associated development is currently underway immediately to the west. This will deliver the recreational facilities that have long been anticipated in this area.</p> <p>There are a number of pockets of undeveloped land in this general location and it is considered that sites could accommodate around 600 dwellings. Development could assist in securing further recreational and community facilities and environmental improvements in its immediate surroundings. It is likely that development would need to be supported by some highways capacity improvements although no specific highways issues have been identified to date. The site would be well related to a range of facilities and services in Swadlincote Town centre</p>
Land Around Church Street/ Thorpe Downs way	<b>Allocated</b>	<p>This allocation would comprise of three sites which together could accommodate up to 400 dwellings. The largest site lies immediately to the south of Church Road in Church Gresley. Whilst it represents greenfield land in the open countryside, it would be an urban</p>

		extension to the Swadlincote urban area, with many services and facilities in close proximity and with easy access to Swadlincote Town Centre. A second site, would be used to accommodate, a new football ground, whilst the site of the current football ground could be redeveloped for new homes.
Land West of Swadlincote	<b>Not Allocated</b>	This area would comprise of two sites which together could accommodate up to 350 dwellings These two sites would breach the ridgeline immediately to the west of the A444 and would represent substantial intrusive development in the countryside in an area which is divorced physically from the urban area of Swadlincote and there is poor walking and cycling provision to the town. Development could also affect a county wildlife site located to the north of the site.
Mount Pleasant Extension	<b>Not Allocated</b>	This site is a medium sized site and could accommodate around 500 new homes. However development at Mount Pleasant, would be a significant and prominent development in the countryside and it is unclear how the land could be adequately accessed. It is also less accessible to services and facilities than other preferred sites in the Swadlincote urban area being physically divorced from the settlement edge.



#### **7.1.6 RURAL VILLAGES PREFERRED AND NONE PREFERRED AREAS**

Most of the identified village sites performed well against biodiversity objectives, with the exception of sites in Overseal and Netherseal. Large scale growth in this location could lead to a deterioration in water quality if permitted as the River Mease Special Area of Conservation (SAC) is negatively affected by high levels of phosphate and very large scale development would increase foul water discharges from local sewerage works which could lead to further deterioration. Village locations generally perform worst in respect of accessibility than Swadlincote and Derby City sites but tend to experience less congestion than urban areas although some specific issues, particularly in local village centres are identified. Like Swadlincote and the City, schools provision is problematic and the Council are continuing to work with the Local Education Authorities and Schools to determine how growth can be managed.

Like appraisals for DUA and Swadlincote sites, village appraisals indicate that villages record a uniform performance in respect of some issues. This is because impacts would largely be controlled by national or local policies which will specify design and building standards. For example impacts related to building standards such as energy efficiency and building design, sustainable urban drainage provision or local standards such as National Forest requirements, or open space provision and contributions toward healthcare and schools provision will be sought to ensure that developments meet identified environmental standards or community need.

Unlike the Derby City and Swadlincote sites villages have been appraised at a village level rather than a site level. This approach is chiefly because there are a number of sites in many villages, and for the most part these are relatively small, and some may not on their own be considered as strategic. Historically it had not been the intention that the Part 1 Local Plan would include smaller village sites, the exception to this rule being a site in Hatton, which would provide contributions towards the development and on-going maintenance of flood defences being erected in the village, and to balance large scale economic development in the village. However, since the revocation of the Regional Plan the Council no longer has a healthy five year supply and recognises that there are a small number of sites which could deliver community benefits and be accelerated through the Part 1 Local Plan. The Council also recognises that the inclusion of smaller sites could also increase the mix and spread of sites and help ensure continuity of supply.

However, the appraisals included for the village sites will be refined further to help inform final site selection for the Part 2 Local Plan. The Authority is seeking to identify a further 600 homes in villages through the Part 2 Local Plan so it is not the intention of this document to identify general suitability for development. This will be based partly on the sustainability appraisal, but could also be determined by the Planning needs of an area such as a requirement for affordable homes to meet local community need. As such appraisals have been used to highlight sites where specific community benefits could be secured by early allocation. The sites selected for inclusion are detailed below:

All of the summaries set out above are draft, and the Council will continue to review site performance as we gather more information from developers and other stakeholder and utilities.

## RURAL VILLAGES PREFERRED AND NONE PREFERRED AREAS

Village	Site Status	Reasons for allocation or non-allocation
Aston	<b>Site Allocated</b>	The former Hospital site has been allocated in Aston for up to 100 homes. The site has been derelict for many years and is brownfield land. It is understood that the site could accommodate a care village for older people and also some new housing development. The allocation of the site for up to 100 homes could help accelerate the redevelopment of the site which is a focus for antisocial behaviour and vandalism locally. There are schools issues and the road network in Aston is not of a standard that could accommodate very large scale development. However the proposed use of the site would help mitigate impacts on local schools.
Etwall	<b>Site Allocated</b>	There is a significant need for affordable homes in Etwall. A local rural housing needs assessment prepared for the Council indicated a requirement for 25 affordable homes in Etwall, although the study discounted this to 18 homes. The delivery of a site for around to 100 homes in the village could help meet identified local housing need. Development at the level proposed is unlikely to have a significant impact on local road infrastructure and could help improve the mix and location of housing sites within the plan. It is also likely that as a smaller site delivery could be early in the plan period allowing this site to contribute to the Council's 5 year housing supply delivery target. The site to be included in the Plan is located to the south of Willington Road which is well related to the village centre. Remaining sites within the village will be reviewed through the Part 2 Local Plan.
Repton	<b>Site Allocated</b>	There is a significant need for affordable homes in Repton. A local rural housing needs assessment prepared for the Council in 2008 indicated a requirement for 27 affordable homes in Repton, although the study discounted this requirement to 18 homes. The delivery of a site for up to 100 homes in the village at Longlands, a component of which would be solely affordable housing will help alleviate local housing needs. Development at the level proposed is unlikely to have a significant impact on local road infrastructure and could help improve the mix and location of housing sites within the plan. It is also likely that as a smaller site delivery could be early in the plan period allowing this site to contribute to the Council's 5 year Housing supply delivery target.
Hilton	<b>Site Allocated</b>	New development would be located on part of the former MOD Depot. The site could accommodate 375 dwellings and will fund the provision of a new Primary school for the village. The existing primary school has been subject to a period of continued growth

		in pupil numbers and is now the largest primary school within the Derbyshire Local authority (and is bigger than a quarter of the secondary schools in the County). There is a lack of space within the school to accommodate further growth, and there is no scope for further expansion.
Hatton	<b>Site Allocated</b>	This site will contribute to the cost of constructing and maintaining the Lower Dove Flood Management Scheme which once complete will protect 1600 homes and businesses in the communities of Hatton, Scropton and Foston at a cost of over £5 million. It will also help create homes near to a major manufacturing company that has undergone significant expansion in recent years creating 425 jobs. There have been 6 homes built in the village since 2006 and the delivery of 400 homes could ensure recent employment growth is balanced with new housing.
Shardlow	<b>No site allocated –</b> Consider Sites through Part 2 Local Plan	Strategic sites are constrained by flood risk which would restrict early delivery. Meet any identified needs for village sites in Shardlow through the Part 2 Local Plan
Melbourne	<b>No site allocated</b> Consider Sites through Part 2 Local Plan	There is an existing large housing site within the village which is contributing towards short term housing requirements. Further sites of a strategic nature have not been identified and others are constrained due to coalescence of Melbourne and Kings Newton and also landscape constraints. This would restrict early delivery of sites. Meet any identified needs for village sites in Melbourne through the Part 2 Local Plan
Willington	<b>No site allocated</b> Consider Sites through Part 2 Local Plan	There are two existing housing sites within the village which together could accommodate short term needs. Meet any identified needs for village sites in Willington through the Part 2 Local Plan
Findern	<b>No site allocated</b> Consider Sites through Part 2 Local Plan	Village is not identified as key service village and strategic levels of growth would not be sustainable. Meet any identified needs for village sites in Findern through the Part 2 Local Plan
Winshill	<b>No Site Allocated</b>	Further strategic levels of growth on the Winshill sites are constrained and could have an uncertain impact in respect of local infrastructure. This could affect early delivery of

	Consider Sites through Part 2 Local Plan	large scale sites. Consider the appropriateness of smaller scale growth through the Part 2 Local Plan.
Rosliston and Coton	<b>No Site Allocated</b> Consider Sites through Part 2 Local Plan	Sites within villages are not sufficiently large to be considered strategic. Meet any identified needs for village sites within the villages through the Part 2 Local Plan
Overseal and Netherseal	<b>No Site Allocated</b> Consider Sites through Part 2 Local Plan	Sites are located within the Catchment of the River Mease SAC and are constrained. This could affect early delivery of large scale sites. Consider the appropriateness of smaller scale growth through the Part 2 Local Plan.
Linton	<b>No Site Allocated</b> Consider Sites through Part 2 Local Plan	Village is not identified as key service village and strategic levels of growth would not be sustainable. Meet any identified needs for village sites in Linton through the Part 2 Local Plan





### 7.1.8 EMPLOYMENT SITES: PREFERRED AND NONE PREFERRED SITES

Most of the identified employment sites performed relatively well against biodiversity objectives. No proposed employment sites would affect wildlife sites afforded statutory protection (such as Sites of Special Scientific Interest or Special Areas of Conservation). However it is noted that the very large Stanton and Drakelow site and a small site in Hilton could have potential effects on a non-statutory County Wildlife Site(s). The likely impacts would be dependent on whether sites would be safeguarded, and positively managed through development or destroyed or degraded. Both Derby Urban Area sites (Sinfin and Holmleigh Way) would affect the Sinfin Moor Regionally Important Geological Site. All sites have potential for negative impacts on protected species.

The Occupation Lane site (Woodville Regeneration Area) would have a positive impact on objectives to reduce crime and improve safety due to the derelict nature of part of the site (which has a history of be subject to vandalism and antisocial behaviour), and the inclusion of the Swadlincote to Woodville Regeneration Route which could increase capacity and reduce accidents on the constrained Clock Island in Swadlincote. Two sites in Willington were considered as having (unconfirmed) potential for improving safety (Etwall Common, due to the scale of the site and the known intention of developers to create new direct access on to strategic road network – which could reduce pressure on the Toyota Island, and the Etwall Road site, as this development may offer potential for improvements to the local road network including a level crossing to the south of the site.

Sites at Cadley Hill and Occupation Lane were considered to perform well in respect of increasing access to jobs and tackling deprivation. Both areas would be well related to existing residential areas and would be accessible to communities with higher than average levels of deprivation. Other sites performed less well, although it is noted that sites on the edge of the city, Tetron Point (Swadlincote), Hilton and close to Drakelow are located close to consented but not started, or potential large scale housing sites. Clearly where new development around sites brings forward better connectivity to the existing urban core, it is likely that site performance would be enhanced.

All sites, unsurprisingly, performed well against employment related objectives, although rural sites were considered more likely to contribute towards rural diversification. In contrast sites on the edge of the City and to a lesser extent in or around Swadlincote would be less likely to support rural jobs and businesses. Sites around Swadlincote, Derby and Hilton, were considered more likely to support local and district shopping centres than those located in more isolated rural areas.

In respect of impacts on the historic character of the district the appraised sites have a mixed performance. The sites west of Chellaston could potentially affect the setting of the Derby- Sandiacre Canal route alignment (consent for canal reinstatement has recently been granted by South Derbyshire and Derby City Councils). However, development on this site would offer opportunity to both contribute towards reinstatement and to improve connectivity to this asset. Sites at Swadlincote, Sinfin Moor, Toyota Extension, Etwall Common, Hilton and Pilot Fields are identified as having very little or no potential for negative impacts. The Etwall Road site (Willington) is identified as having likely effects on the setting of the Trent and Mersey Canal and listed building located 200m to the east of the site. The Drakelow – Stanton site could have an impact on listed buildings locally including Royle Farm.

All of the sites have potential to affect local landscape, although the level and direction of impact would in most cases be related to how the sites are designed and implemented and what efforts are made to protect and respect local landscape and townscape character. However the Drakelow to Stanton site has been identified as likely to have a negative impact irrespective of mitigation on the basis that the site would lead to the effective coalescence of Swadlincote and Burton to the immediate south of the Swadlincote- Burton Greenbelt. This would affect the distinct identity of both settlements and create a significant area of development between them.

In respect of resource consumption and climate change impacts, it is known that the site at Etwall Common, could be rail served. There is also identified potential for rail connectivity on the Sinfin Moor Site, Etwal Road site, (Willington), Cadley Hill, Tetron Point and Land West of the A444 Sites (Swadlincote) and the Drakelow and Stanton Site. Clearly where development are rail served that could ensure that sites are able to remove HGVs from the regional and national road network and would help allow, rail, or a more energy efficient form of transport to offset the local increase in resource use.

All sites are likely to have negative impacts in respect of water, light, noise and air pollution due to their nature and extent. More positively almost all of the sites are located outside of areas identified as being at flood risk, the exception being Sinfin Moor. Most sites would lead to the loss of agricultural land, although a number of the sites identified include some previously developed, derelict or degraded land, for example sites at Etwall Common, Occupation Lane, Land west of A444 (Swadlincote), Tetron Point, and Hilton. The Drakelow-Stanton site is also partially brownfield, although part of this site has been granted consent for a mixed use development and it is unlikely that this component of land would be included in a strategic employment site.

All of the summaries set out above are draft, and the Council will continue to review site performance as we gather more information from developers and other stakeholder and utilities.

**EMPLOYMENT SITES: PREFERRED AND NONE PREFERRED SITES**

Site	Site Status	Reasons for allocation or non-allocation
Holmleigh Way Derby	<b>Not Allocated</b>	The employment land requirement for South Derbyshire to 2028 is 53 ha, although the Council is looking to identify 69ha in order that a choice of sites across a range of locations can be delivered. Taking account of existing employment sites which already account for 54ha of supply, the provision of a site of this scale would lead to a significant over provision of employment land. Further there is already a very large site located at the Global Technology Cluster within the DUA. Further provision in this area is currently not required.
Sinfin Moor	<b>Site Safeguarded for beyond Plan period</b>	This site is around 30ha, and would represent an extension for the Global Technology Cluster site in the City. There is no current requirement for large scale employment provision given the existing supply of land within the DUA. However the site may be an appropriate extension to the GTC beyond the Plan period.

Pilot Fields	<b>Not allocated</b>	This is a large greenfield site, which is poorly related to existing communities and would provide land well ahead of the identified employment needs within the Plan period.
Toyota Extension	<b>Not Allocated</b>	This is a large greenfield site which is in the ownership of a large manufacturing company. The site could accommodate any future expansion of Toyota, subject to planning, but would be unlikely to accommodate general employment needs.
Etwall: Common	<b>Not Allocated</b>	This is a very large site. The site owners intend to submit an application to the Planning Inspectorate for a Strategic Rail Freight Interchange on site. The scale of proposals is such that the Council would not be responsible for determining any application made to the Inspectorate. The site would be to meet National or Regional Infrastructure needs rather than local employment need.
Etwall Road Willington	<b>Not Allocated</b>	This is a large greenfield site extending 50ha. The site was subject to a planning application in 2007 for which an appeal was lodged on the grounds of non-determination. This was subsequently dismissed by the Planning Inspectorate. The site is poorly related to existing communities and would provide land well ahead of the identified need within the Plan period.
Hilton (Hilton Business Park)	<b>Site Allocated</b>	There are a number of identified sites which could accommodate employment growth in Hilton. The Council is seeking to allocate an additional 7ha of employment land as an extension to the Existing Hilton Depot site to balance recent and future growth in the village and to offset losses at the same site to housing (this loss was not anticipated in the Employment Land Review forecasts).
Dove Valley Park	<b>Site Safeguarded</b>	This is a large site of around 30ha. It would represent an extension to the existing Dove Valley Park site. The Council are seeking to safeguard the site for employment use to meet the needs of a single employer, whose meet cannot be met elsewhere in South Derbyshire.
Cadley Hill, Swadlincote	<b>Site Allocated</b>	This site has consent (subject to legal agreements) for mixed use development. The site is well related to existing and proposed residential areas around Swadlincote and Church Gresley and would provide an additional 8ha of employment land
Tetron Point	<b>Site Allocated</b>	This is an existing commitment which has now been largely built out. It is well related to Swadlincote and proposed housing growth within the Swadlincote area
Land at Occupation Lane	<b>Site Safeguarded for employment led regeneration</b>	This site measures some 35ha and is poorly restored former minerals workings. Its offers opportunity to improve the fabric of the local area through employment led development. Site delivery would need to be supported by the creation of a new road to bypass the existing Clock island.
Land West of the A444	<b>Not allocated</b>	Sites are a mix of previously developed and undeveloped land located adjacent to existing employment sites in Swadlincote. However the sites are beyond the A444 and would breach a ridgeline to the immediate west of the A444 and would represent a substantial intrusion in the countryside. In addition the sites are located close to other

		committed employment sites within Swadlincote.
Land at Drakelow and Stanton	<b>Not Allocated</b>	This is a very large site which would deliver land significantly above identified local needs. It includes 14ha of consented employment land (included within the Drakelow Park mixed use scheme). The site would represent a major intrusion into the countryside. It is located partially within the Swadlincote Burton Green belt and would, if allocated lead to the coalescence of the two settlements.



Large scale growth in the DUA could both benefit from existing infrastructure provision (both within South Derbyshire and Derby City) but could also support the delivery of new infrastructure. This could include community infrastructure such as schools, healthcare facilities, sports and open space provision as well as roads and walking and cycling routes. In particular large scale growth could allow the realisation of significant developer contributions sufficient to address capacity issues such as the need for an additional secondary school in the DUA and the needs for increased highway capacity around Sinfyn to alleviate significant congestion in along a number of radial routes into the City. However where improvements to infrastructure are not delivered in a timely fashion, the scale of growth proposed in the DUA could have a significant detrimental impact on residents in existing communities. Infrastructure delivery will therefore need to reflect the phasing of proposed growth.

In addition growth around the DUA on a large scale could contribute towards significant improvements to non-car transport infrastructure including the provision of a new Park and Ride Site at Boulton Moor and improved off road cycle connectivity, especially close to existing national cycle network routes in Sinfyn/Chellaston and Mickleover. Large scale growth could also deliver a scale of development that could support improved local public transport provision which could increase accessibility for people living in new and existing communities.

The growth proposed within South Derbyshire is unlikely to be supported by major economic development in South Derbyshire within the Plan period. However, significant employment sites at Sinfyn and Spondon (close to the District boundary and accessible to new communities planned in South Derbyshire) will meet the District's employment land needs and provide for balanced and sustainable communities.

In respect of flood risk, none of the sites in the DUA in South Derbyshire are at significant levels of risk. Development in South Derbyshire would not increase flood risk in the city. However it is noted that the Global Technology Cluster in Derby City and the proposed GTC extension is located on low lying sites which are at risk. Large scale growth in Derby City could increase water pollution, either through increased discharges to the local sewer network (which could lead to increased incidents of sewer overflows during intense rainfall events or increased flows to treatment works) both of which could lead to deterioration in water quality in local receiving watercourses which are already known to be failing water quality targets. However large scale growth around the southern edge of the city, would require a strategic improvement to the local sewer network to accommodate growth. These works would be delivered by Severn Trent and could significantly enhance local sewerage capacity and potentially reduce the risk of sewer overflows.

In respect of other types of pollution, large scale growth on the edge of the city together with development in the city could exacerbate air quality failures on the inner and outer ring road in the city. However, improved public transport, walking and cycling route provision together with enhanced highways capacity (provided by the committed and funded T12 route and the proposed South Derbyshire Link Road) could reduce congestion in the city and may contribute towards limited air quality improvements. Large scale growth in the DUA around South Derbyshire could erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate design.

Finally growth across a number of urban fringe locations in the DUA could have a notable incombination impact on local landscape and townscape character and in a number of locations could affect the setting of identified heritage assets such as listed buildings, historic parks and gardens or conservation areas. However growth for the most part will consist of strategic residential developments which could retain existing landscape elements on site and provide strategic landscaping to help mitigate landscape effects. Similarly careful design of development could help reduce impacts on heritage assets and could improve access to locally important heritage assets in South Derbyshire such as Elvaston Castle and the Trent Mersey Canal for people living in existing and planned communities in South Derbyshire and the City.





Growth at the scale proposed in Swadlincote could support the delivery of new infrastructure, or extensions to existing facilities, ensuring that growth makes the best use of existing infrastructure. This could include healthcare facilities, sports and open space provision as well as road capacity enhancements and walking and cycling routes. However growth in Woodville and Swadlincote would have an uncertain impact on school provision, although it is likely that the growth proposed could be accommodated, at the secondary level at least within existing schools. Further evidence is required to identify how best to meet local needs for primary school places in the town.

In addition to identified allocations the Council is also seeking to bring forward the regeneration of a large site in Woodville, this would help reduce derelict or degraded sites in the District and could help improve the townscape around Woodville. The council is seeking employment led regeneration of this site, but its delivery would be contingent on the provision of phase 2 of the Swadlincote – Woodville Regeneration route which would help reduce peak hour congestion around the Clock Roundabout and the A511 and A514. The regeneration of this route would therefore have benefits beyond the site itself. In addition growth around Swadlincote would contribute towards notable improvements to non-car transport infrastructure including the provision of improved off road cycle and footpath connectivity, in particular connecting Swadlincote town centre and the western part of the town.

Employment provision in the town would be met at sites at Tetron Point and Cadley Hill. Sites are well related to existing communities and proposed housing sites and are relatively well served by non-car travel choices. Their delivery will provide for balanced and sustainable communities over the Plan period and could help ensure that areas with higher than average levels of deprivation and unemployment are well related to new jobs.

In respect of flood risk, none of the sites in Swadlincote are at significant flood risk (although part of the William Nadin Way may include an area of risk around the Darklands Brook). Large scale growth in Swadlincote would increase foul flows to Stanton or Milton Waste Water Treatment works. Milton works is operating above its consent limit, whilst Stanton is approaching its consent limit. Both works could therefore require additional capacity to accommodate additional foul flows from Swadlincote, together with flows in surrounding villages where growth is planned such as Repton. However this could increase discharges into tributaries of the Trent which is already failing its Water Framework Directive targets in respect of water quality.

In respect of other types of pollution, large scale growth within and on the edge of Swadlincote could erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate mitigation. Growth in Swadlincote is unlikely to lead to significant impacts in respect of air quality as the nearest air quality management areas are located some distance away in Burton on Trent and Derby City.

Finally growth within the town could have notable incombination impact on local landscape and townscape character. However growth for the most part will consist of strategic residential developments which could retain existing landscape elements on site and provide strategic landscaping, including National Forest Planting to help mitigate landscape effects. Similarly, the careful design of development could also help reduce impacts on heritage assets, although none of the sites identified would have a significant impact on listed buildings or the town's conservation area.



Growth at the scale proposed the north western villages could support the delivery of new infrastructure, or the ongoing maintenance of facilities. This could include community infrastructure such as healthcare facilities, sports and open space provision as well as road capacity enhancements and walking and cycling route improvements. In particular growth around Hatton could support the delivery of new flood risk defences which will remove 2600 properties from an area of flood risk in the Villages of Hatton, Scropton and Egginton.

Local employment provision would support housing developments in this area with growth proposed at Hilton Depot and Dove Valley Park. In addition a large extension to an existing factory in Hatton has recently created 425 new jobs. Sites are reasonably well related to existing communities and sites in Hatton and Hilton are well related to existing and proposed communities. Their delivery will provide for balanced and sustainable communities over the Plan period.

Large scale growth in this area would be served by waste water Treatment works in Etwall and Burton on Trent (Clay Mills) both sites have capacity to accommodate additional flows. However, like other areas waste water will eventually be discharged to the Trent which is failing its Water Framework Directive targets in respect of water quality.

In respect of other types of pollution, large scale growth within this area would erode tranquility and increase noise and light pollution, although these impacts could be reduced through appropriate mitigation, sites are unlikely to act in combination to worsen impacts due to the scale of sites and the separation between sites. Growth in the villages is unlikely to lead to significant impacts in respect of air quality as the nearest air quality management areas are located some distance away in Burton on Trent and Derby City.





## **SECTION 8: MONITORING**

### **8.1 Developing a Monitoring Framework**

Monitoring of the Plan allows the actual significant effects of the Plan implementation to be compared to effects predicted as a part of the Sustainability Appraisal process and can allow the Council to identify future sustainability issues, as well as enable the more accurate prediction of likely effects in subsequent plans.

The Council will seek to finalise its monitoring Plan once the Part 1 Local Plan has been adopted. However the Council has sought to identify a indicative list of potential indicators which we will use to monitor Plan performance, and whether the Plan is performing as anticipated. These are set out in Table 4.1 (the Sustainability Appraisal Framework) set out in Section 4 of this report. For a successful Local Plan Monitoring Framework, the indicators we choose need to be manageable; they need to really measure the effects of Local Plan implementation and be matters over which the Plan can exert a genuine influence. A complete monitoring framework will be incorporated into the next SA report prepared for the Pre-submission Local Plan.

Upon adoption the Part 1 Local Plan, indicators will be reported in the Council's (annual) monitoring report.

## **SECTION 9: WHAT HAPPENS NEXT**

### **9.1 Next Steps**

This interim draft of the Sustainability Appraisal report has tested the Part 1 Local Plan broad and preferred options objectives against the Sustainability Appraisal Framework. It also includes draft appraisals of identified strategic housing and employment sites and sets out potential mitigation and monitoring proposals including policies that need to be included in the Part 1 Plan to help control (or mitigate) the impacts associated with development.

The next steps of the sustainability appraisal process will be:

- To refine our assessment of potential incombination impacts (once we know where growth in Derby City and Amber Valley will be located).
- To refine our assessment of specific housing and employment sites and the mitigation needed on those sites to control likely effects on the environment and local communities.
- To appraise the specific policies we have included in our Draft Part 1 Local Plan and refine these in response to Part 1 Local Plan Consultation and the outcome of sustainability appraisal.
- To further refine indicators already identified within the Sustainability Appraisal Framework and prepare a Draft Monitoring Framework
- To prepare a full sustainability appraisal framework which take account any amendments made to the Draft Plan.

South Derbyshire District Council  
Community and Planning Services

Local Development Framework

**Environmental Report, Sustainability Appraisal  
Draft Local Plan Part 1**

**MAIN REPORT**  
September 2013

