

Option 1: Existing retail hierarchy (town centres at Ilkeston and Long Eaton and local centres at Borrowash and Sandiacre)

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The identification of town and local centres through planning policy helps to concentrate facilities and services within designated areas. Key services within Erewash’s retail centres include grocery shops, banks, health facilities such as pharmacies and opticians and public transport networks. The attraction of retail centres encourages a range of housing and affordable units to be available due to the desirability of residing near a retail centre that is vibrant. The absence of a designated centre could result in services being more scattered across a larger area, creating a less desired place for communities to reside. This may reduce the demand for a variety and type or affordability of housing within close proximity of a designated centre. It is noted that around Long Eaton and Ilkeston there is an increased frequency of houses of multiple occupancy, affordable housing units and higher density housing units such as flats and apartments. This provides more variation in housing units and affordability in comparison to other areas of Erewash which are not located near a retail centre. However, town and local centres typically offer flatted types of accommodation, with limited opportunity to provide larger semi-detached and detached houses. Therefore, town and local centres typically play a role in providing accommodation for smaller households such as single occupancy and couples.</p>	<p>Minor positive +1</p>	<p>Major positive +3</p>

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<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>The Local Plan's identification of a retail hierarchy would not be a mechanism to provide the single pitch required to meet the Borough's assessed accommodation needs of gypsies, travellers and travelling showpeople. Due to the competitiveness of land use within centres, it is likely that a suitable pitch/plot would not be available within a designated centre. The retail designation may however encourage a pitch/plot to become available close to the boundary of a designated centre, in order for gypsies, travellers and travelling showpeople to make use of the services retail centres offer. The higher concentration of uses and services within a designated centre may attract interest for developing a pitch or plot within close proximity of a retail centre due to the convenience factor of having essential services concentrated in one place.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>3. Will it reduce homelessness?</p>	<p>No. The identification of town and local centres within Erewash would not reduce homelessness.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The designation of town centres are likely to have a positive impact on reducing the number of unfit and vacant homes. Town centres are typically desirable places where people aspire to live due to convenient</p>	<p>Minor positive +1</p>	

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needs of the population, including gypsies, travellers and travelling showpeople.		access to essential functions and series. Therefore designated town centres may encourage landowners to invest in unfit/ vacant properties as property value is increased. Retail centres should include vibrant uses as footfall and attraction is essential for maintaining services within the area. Local centres are much smaller in size and not expected to contribute greatly to the reduction of the number of unfit/vacant homes. It is concluded that the designation of retail centres in this instance will have a minor positive impact on reducing the number of unfit/vacant homes.		
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	The existing town and local centres of Ilkeston, Long Eaton, Borrowash and Sandiacre provide the relevant infrastructure for surrounding housed communities. The centres provide vital services necessary for day-to-day life including healthcare, financial, retail, leisure and social facilities. The centres are accessible via public transport, private motorised vehicles and via public rights of way and connections from neighbouring communities on foot/bicycle. Residents of Erewash who live an increased distance from a designated centre, particularly communities residing in more rural fringes of the Borough may not be able to easily access infrastructure provide by the designated centres. They may alternatively access services provided by Derby city region and smaller village centres which remain undesignated (for example the smaller concentrations of facilities in Little Eaton, Breaston or Draycott). Additionally less mobile residents may struggle to	Minor positive +1	

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		<p>access the town and local centres if they are not on the main routes for public transport or do not have access to private car. It is therefore evident that if additional retail centres were designated in the Borough it would assist in concentrating retail facilities in less connected and rural areas, increasing accessible infrastructure. Nevertheless the designations do provide vital infrastructure for residing communities in Erewash.</p>		
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>1. Will it improve the diversity and quality of jobs?</p>	<p>The identification of the presently designated town and local centres will maintain the current diversity and quality of jobs available at these locations across the Borough. Employment opportunities in centres span a range of services including retail, leisure, finance, property sales and food and drink. Improvements to the diversity and quality of jobs at identified locations would only occur through investment, changes in market conditions and/or designation of further centres.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>2. Will it reduce unemployment?</p>	<p>The identification of town and local centres by the Local Plan will not in its own right help to reduce unemployment. It is noted that Long Eaton and Ilkeston house Job Centres which assist in employment opportunities for individuals looking for work. The protection of centres which offer employment opportunities will maintain the same level of occupied jobs available in Erewash, unless the uses within the centres significantly change.</p>	<p>Neutral 0</p>	

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2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	The designation of town and local centres will not improve rural productivity in terms of employment opportunities. A no impact relationship is concluded.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The designation of town and local centres may concentrate land and buildings required by businesses that are suitable within retail centres. For instance, spaces suitable for retail and leisure. The protection of retail centres would discourage businesses with unsuitable uses within the centres. For instance businesses which require industrial processes or those that generate high amounts of noise. Though town and local centre designation can assist in providing land and buildings required by businesses, it is the Erewash Employment Land Survey (2019) which identifies and protects quality employment space for businesses. Though designation of retail centres can protect land and buildings available for businesses, it is not considered to have a major impact on this provision as the centres already exist. Furthermore considering Option 1 does not provide additional centres to the retail hierarchy, land and buildings already exist. It would only be through the creation of additional centres being designated that a positive impact would be generated.	Neutral 0	Neutral 0
3. Economic Structure and	2. Will it provide business/university	No. The existing hierarchy of town and local centres is unlikely to impact the provision of business or university	Neutral 0	

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Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	clusters?	clusters. Business clusters exist within the existing retail designations and the continued protection of the centres will likely maintain existing clusters.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	No. The existing hierarchy of town and local centres is unlikely to create jobs in high knowledge sectors. High knowledge sectors job may exist within the existing retail designations and the continued protection of the centres will likely maintain existing jobs but will not increase the existing provision.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The nearest universities to Erewash are the University of Derby, University of Nottingham and Nottingham Trent University. The existing retail hierarchy is unlikely to increase the amount of graduates who live and work within the plan area. The business as usual approach will therefore have no impact on the encouragement of graduates living and working within Erewash.	Neutral 0	

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<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The approach does not include specific provision for new employment as it is focused on retail centres. As such there is no requirement to provide infrastructure specific to economic structure and innovation. Therefore no impact is created.</p>	<p>Neutral 0</p>	
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>The protection of the town and local centres via designation maintains current vitality levels within the presently designated town and local centres. Despite the retail designation already existing, it maintains and can encourage investment as footfall is generally higher in the designated centres due to the attraction of a variety of retail functions and services. This can encourage a vibrant centre. Therefore, a minor positive impact is expected.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>1. Will it reduce health inequalities?</p>	<p>The existing retail hierarchy provides health services including pharmacies and opticians. A business as usual approach would not improve health inequalities across Erewash. Improvements may only occur through the designation of further centres and/or investment in health related services and general environmental conditions such as uses that encourage benefits to mental health and wellbeing and opportunities to enhance physical health.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

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5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	The existing retail hierarchy will maintain the existing health services present in the town and local centres including pharmacies and opticians. Neighbouring town and local centre uses also include medical surgeries. Improvements to health services would only occur through the designation of further centres and/or investment and/or change in market conditions.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	No. The identification of town and local centres within Erewash would not increase the opportunities for recreational physical activity.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	No. The identification of town and local centres within Erewash would provide new open space or improve the quality of existing open space.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	No. The identification of town and local centres within Erewash would not improve access to local food growing opportunities.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	No. The continued designation of existing town and local centres within Erewash would not reduce crime and the fear of crime.	Neutral 0	Minor positive +1

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6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The existing town and local centres offer areas of higher footfall, which can contribute to the feeling of a safer and more secure environment, as centres can consist of both day and night-time uses which can positively impact crime rates. Diversity in centres include residential units at upper floors, leisure, eating establishments and a range of attractions can increase footfall at all times of day, reducing the likelihood of crime occurring. Centres are typically well lit areas, also typically reducing crime rates. Transport hubs typically are well connected to town and local centres, which can further increase footfall in and around the centres, increasing safety measures through the feel of more eyes on the streets. Though this option does not consider adding to the existing hierarchy of retail centres, the existing hierarchy nevertheless contributes to a safe and secure built environment.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	This course of policy action is unlikely to have much by way of an impact on the protection and enhancement of cultural assets on the present retail hierarchy.	Neutral 0	Minor positive +1
7. Social Inclusion To promote and support	2. Will it improve access to,	No. Protection of the presently allocated retail hierarchy will not improve access to, encourage greater	Neutral 0	

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the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	encourage engagement with and residents' satisfaction in community activities?	engagement with and residents' satisfaction in community facilities. It is noted that community activities may occur in a town or local centre but the business as usual approach is not expected to enhance present assets.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	The protection of local and retail centres via policy will maintain the present levels of facilities such as shops, of the current retail hierarchy. Community facilities may be apparent both within and nearby designated centres as there are greater levels of infrastructure nearby including better transport services and quantity of services in sectors such as health, leisure and finance. Policy protection may encourage further investment, therefore a minor positive impact is expected.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	There is no link identified between the protection or retail centres and the educational needs of the population. Therefore a neutral impact is concluded.	Neutral 0	
8. Transport To make efficient use of the existing transport	1. Will it use and enhance existing transport	Long Eaton, Ilkeston, Sandiacre and Borrowash are well connected via public transport including buses. Train stations are positioned outside of the town	Neutral 0	Minor positive +1

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infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	infrastructure?	centres. The centres are also well connected by Erewash's local road network. The centres therefore utilise the existing transport network. As no changes are proposed to the existing retail hierarchy, no impact is concluded.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	Investment in the public transport network in Erewash is likely to be driven by popularity of areas. Residents of Erewash are attracted to vibrant town and local centres which offer a diversity of services and uses. High foot fall areas would likely increase the likelihood of investment in more sustainable modes of transport. For instance, Long Eaton, Ilkeston and Sandiacre are well connected by canal paths throughout the Borough's strategic Green Infrastructure corridors. The green corridors offer sustainable access to the centres via foot and bicycle. Also private companies, such as Trent Barton, who operate bus services in the town and local centres are likely to invest in their services if there use is more frequent. Buses offer a more sustainable transport mode in comparison to private vehicles. Therefore the attraction of a designated retail centre can help to develop a transport network that minimises the impact on the environment. As this retail hierarchy is already designated and follows a business as usual approach, a minor positive impact is concluded.	Minor positive +1	

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8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	There is no direct link between the number of journeys undertaken by private car and the designation of a retail hierarchy. Though generally the town and local centres in Erewash are well connected via public transport, it is the choice of individual visitors on how they use alternative modes of transport.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	There is no direct link between the accessibility of transport services and facilities and the presently adopted retail hierarchy. Though town and local centres may increase investment in the transport network due to being typically higher footfall areas, Option One offers no change in retail designation, therefore no impact is concluded.	Neutral 0	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	Yes, the retail hierarchy continues to make efficient use of brownfield land. The majority of land within such locations is brownfield. There are elements of underused brownfield land such as car parks or vacant buildings that have the potential to be converted into vibrant town and local centre uses.	Minor positive +1	Minor positive +1
9. Brownfield Land To make efficient use of	2. Will it minimise impact on the	As the policy approach simply identifies the existing retail hierarchy, it is not envisaged that it will have	Neutral 0	

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brownfield land and recognise biodiversity value where appropriate.	biodiversity interests of land?	much, if any, impact on existing biodiversity assets which may exist. There may be limited opportunities on existing retail designations, where regeneration occurs, where biodiversity can be built-in to modernise and alter buildings/layout and their immediate surrounds. However no major changes are expected that could instigate this.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	There is no link identified between the identification of a retail hierarchy and additional energy use. The use of energy in the existing hierarchy is not expected to alter, following a business as usual approach. A neutral impact is concluded.	Neutral 0	Neutral 0
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	There is no link identified between the identification of a retail hierarchy and the energy efficiency of new buildings within the building stock in Erewash. A neutral impact is concluded.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy	3. Will it support the generation and use of renewable energy?	There is no link identified between the generation and use of renewable energy and the retail hierarchy.	Neutral 0	

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resource, reducing dependency on non-renewable sources.				
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	There is no link identified between the designation of a retail hierarchy and the development of community energy systems.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	The policy itself will not be able to achieve this as it is the responsibility of individual occupants, along with owners of buildings/units to consider whether their facilities are able to deal with future changes in climate change. This policy identifies and protects a retail hierarchy and matters of investment to retrofit for building resilience to climate change will be a business-by-business matter.	Neutral 0	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	The identification of a retail hierarchy is unlikely by itself to increase levels of air, noise and other types of pollution. It will be up to individual companies, retailers and landlords to keep under direct review any omissions connected to their operations.	Neutral 0	Neutral 0
12. Flooding and Water Quality To minimise the risk of	1. Will it minimise or mitigate flood risk?	There is no association between the designation of the retail hierarchy and the mitigation of flood risk. The town and local centres are already well established in	Neutral 0	Neutral 0

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flooding and to conserve and improve water quality.		terms of built form. It is noted that some of Sandiacre Local Centre and Long Eaton Town Centre is within Flood Zone 2. However as the centres are already largely built out and the policy designation does not seek to alter the built form of the centre, there is no immediate change in flood risk.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	The designation of a retail centre has no relationship with the water quality in Erewash. A neutral impact is therefore concluded.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	The business as usual approach to the retail hierarchy does not propose any changes to water and its use in Erewash. Therefore a neutral impact is concluded.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	The business as usual approach to the retail hierarchy does not propose any changes to water and its use in Erewash. Therefore no impact is concluded.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve	5. Will it cause a deterioration of Water Framework Directive	The business as usual approach to the retail hierarchy does not propose any changes to water and its use in Erewash. Therefore no impact is concluded.	Neutral 0	

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and improve water quality.	status or potential of on-site watercourses?			
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	Out of the designated centres, Sandiacre Local Centre is the only retail centre to cross over with a Source Protection Zone. Part of Sandiacre Local Centre contains Zone 3 - Total Catchment. PZ3 is an area around a supply source within which all the groundwater ends up at the abstraction point (i.e. the point from where the water is taken). Given the wider distance between the local centre and the point of abstraction, it is unlikely that any adverse impacts would be expected to occur as part of this designation, in particular because the built form of the Local Centre is already established. This policy option simply designates Sandiacre as a centre and does not impact the already established built form.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	Due to the built-up nature of the presently designated town and local centres, there is minimal opportunity to help protect and improve biodiversity and protected species. However, the centres benefit from funding from central government funds and Section 106 contributions which may help environmental conservation and enhancements within the centres. The designation of a centre can concentrate environmental funding. For example the town centres recently benefited from the addition of flower hanging baskets which can benefit pollinators. Due to the	Minor positive +1	Minor positive +1

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		minimal impact expected, a minor positive outcome is concluded.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	The retail hierarchy does not propose any changes to the existing town and local centres. Proposed development typically leads to biodiversity net gain as developers may be expected to contribute to the enhancement and conservation of biodiversity assets. But in this instance, as no changes are expected, no impact is concluded.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	There is no relationship identified between the designation of a retail hierarchy and enhancements to the geological environment.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	4. Will it maintain and enhance woodland cover and management?	Woodland cover is non-existent both with and nearby the designated town and local centres. Therefore no impact is concluded.	Neutral 0	

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natural environment.				
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	The land-use within town and local centres is highly competitive, with higher density buildings expected. For instance, two storey buildings which contain a mix of uses, such as retail on ground floor and residential units on upper floors. Green spaces / open spaces are not traditional uses within retail centres. However smaller green infrastructure elements, for instance pocket parks can be apparent in larger centres, typically city centre levels. In the context of the existing retail hierarchy, it is expected that no new open spaces or green spaces will be provided via the retail designation.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	The designation of a retail hierarchy will not improve the quality of existing open space. Little, if any open space can be found within the present town and local centres.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	7. Will it encourage and protect or improve Green and/or Blue Infrastructure	The continued protection of the existing retail hierarchy is not expected to encourage, protect or improve green or blue infrastructure network.	Neutral 0	

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levels and protect and enhance Green and Blue Infrastructure and the natural environment.	networks?			
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The built-up areas of Ilkeston and Long Eaton town centres are not subject to landscape character areas as they are in the higher urbanised areas of the Borough. However, part of Sandiacre Local Centre falls within South Yorkshire, Nottingham and Derbyshire Coalfield, Riverside Meadows. Borrowash Local Centre falls within Trent Valley Washlands, Lowland Village Farmlands. The centres are already established, so provide individual character in their own right to the town of Sandiacre and village of Borrowash. However the continued protection of the existing hierarchy has little bearing on protecting the valued landscape character.	Neutral 0	Minor positive +1
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	The existing retail hierarchy is already established and the visual amenity of the centres would not alter, as this is a business as usual approach.	Neutral 0	
14. Landscape and Built Environment	3. Will it maintain and/or enhance the	The continued protection of the existing retail hierarchy will maintain the present level of local distinctiveness of	Minor positive	

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To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	local distinctiveness of the townscape or settlement character?	both the townscape and local settlement character. The policy protects the use and building types within the centre which ultimately determines the character and feel of the centres. Though this policy option does not change the existing hierarchy, it serves as a protection to the existing town and local centres.	+1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	No. Though the town and local centres are part of Erewash's built environment, there is no direct relationship between the built environment of the centres and the surrounding landscape. The centres are located within the urban extent of Erewash so have little interaction with the landscape.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	Yes. Three of the designated centres presently contain a conservation area: Long Eaton Town Centre Conservation Area, Sandiacre Canal Side Conservation Area and Ilkeston Town Centre Conservation Area. Conservation areas are presently protected by a different policy relating to the historic environment. The additional protection of this retail policy option would protect the units land use and built form from certain alterations which contributes greatly to the historic environment and their settings. Though this policy option is not proposing a change to the existing hierarchy, it conserves the existing historic environment and present heritage assets.	Minor positive +1	Major positive +2

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<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>This policy option looks at a business as usual approach. Therefore will conserve the existing townscape character. For instance, both Long Eaton and Ilkeston contain historic market places which are protected by this retail designation. Therefore a minor positive impact is concluded.</p>	<p>Minor positive +1</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</p>	<p>This policy option is unlikely to achieve this. Though the town and local centres contain some heritage assets, for instance buildings linked to the heritage of the centres, there is no present activities occur which would encourage local residents' to understand and access this heritage, other than simply interacting with the built form at the roadside.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>4. Will it protect or improve access and enjoyment of the historic environment?</p>	<p>Similar to the answer discussed in the previous question. There is no direct relationship between the designation of a retail hierarchy and protecting and improving access and enjoyment of the historic environment.</p>	<p>Neutral 0</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture</p>	<p>5. Will it conserve and enhance the archaeological environment?</p>	<p>The town and local centres are not typically located in areas of high archaeological importance. Present planning policy EV10 protects RIGs (regionally important geological sites), none of which are located within the presently designated centres. Furthermore,</p>	<p>Neutral 0</p>	

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and heritage.		Erewash's archaeological assets are typically located in more rural areas, not associated with the built environment in the retail centres. Therefore, there is no link between the conservation and enhancements of the archaeological environment and this policy option.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	This policy option concerns an already established retail hierarchy. Therefore the consumption of raw materials would be minimal on likely in the event of alterations to the existing built form in the present town and local centres. There is not expected to be a reduction in the consumption of raw materials.	Neutral 0	Minor positive +1
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	This policy option follows a business as usual approach. Therefore no major amendments are proposed which could include the use of sustainable design, material and construction techniques.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	3. Will it result in additional waste?	This is similar to the answer in 16(2). This policy option follows a business as usual approach and would not result in additional waste being produced.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Town and local centre operations typically do not produce or handle hazardous waste. Therefore no impact is concluded.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The retail hierarchy has no relationship with protecting the best and most versatile agricultural land. Therefore no impact is concluded.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	The town and local centres are located almost exclusively on brownfield land. Option One may offer opportunity to alter the present built form that provides an alternative option to greenfield development. For instance brownfield sites such as conversion of existing buildings or demolition opportunities. Though the protection of the town and local centres in this option does not directly prevent the loss of greenfield land to development, there is opportunity to divert development from greenfield sites to brownfield sites for redevelopment. This is subject to proposed land uses	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		being suitable within a traditionally retail environment. However, it is recognised that the nature of town and local centres is changing with greater diversification expected within the leisure and residential industries.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The only retail centre within the hierarchy to fall within an identified mineral resource location is Ilkeston. Mapping from the Coal Authority highlights that Ilkeston Town Centre is an area identified in the Abandoned Mines Catalogue, a high risk area, surface coal resources area, probable shallow coal mine workings and coal outcrops. Because Ilkeston Town Centre is already well established, the location within the listings is not identified as an issue as it is unlikely that any mining will commence in this area due to its established role for retail provision, amongst other uses. Furthermore, should the centre be converted to mineral-extraction related uses, the established built development through Ilkeston Town Centre would suffer greatly and would result in economic, social and environmental harm.	Neutral 0	

Option 2: Existing retail hierarchy plus new local centre at Kirk Hallam within SGA25 (potential allocation south west of Kirk Hallam)

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The identification of town and local centres through planning policy helps to concentrate facilities and services within designated areas. Key services within Erewash’s retail centres include grocery shops, banks, health facilities such as pharmacies and opticians and public transport networks. The impact of an additional centre at SGA25 would increase the availability of essential services for new residents of the proposed development, in addition to the existing residents of Kirk Hallam. The attraction of retail centres encourages a range of housing and affordable units to be available due to the desirability of residing near a retail centre that is vibrant. The absence of a designated centre could result in services being more scattered across a larger area, creating a less desired place for communities to reside. This may reduce the demand for a variety and type or affordability of housing within close proximity of a designated centre. It is noted that around Long Eaton and Ilkeston there is an increased frequency of houses of multiple occupancy, affordable housing units and higher density housing units such as flats and apartments. This provides more variation in housing units and affordability in comparison to other areas of Erewash which are not located near a retail centre. However, town and local centres typically offer flatted types of accommodation, with limited opportunity to provide larger semi-detached and detached houses.</p>	<p>Minor positive +1</p>	<p>Major positive +3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Therefore, town and local centres typically play a role in providing accommodation for smaller households such as single occupancy and couples.		
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	The Local Plan's identification of a retail hierarchy would not be a mechanism to provide the single pitch required to meet the Borough's assessed accommodation needs of gypsies, travellers and travelling showpeople. Due to the competitiveness of land use within centres, it is likely that a suitable pitch/plot would not be available within a designated centre. The retail designation may however encourage a pitch/plot to become available close to the boundary of a designated centre, in order for gypsies, travellers and travelling showpeople to make use of the services retail centres offer. The higher concentration of uses and services within a designated centre may attract interest for developing a pitch or plot within close proximity of a retail centre due to the convenience factor of having essential services concentrated in one place.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	No. The identification of town and local centres within Erewash would not reduce homelessness.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>4. Will it reduce the number of unfit/vacant homes?</p>	<p>The designation of town centres are likely to have a positive impact on reducing the number of unfit and vacant homes. Retail centres are typically desirable places where people aspire to live due to convenient access to essential functions and series. The designation of town centres are likely to have a positive impact on reducing the number of unfit and vacant homes. Town centres are typically desirable places where people aspire to live due to convenient access to essential functions and series. Therefore designated town centres may encourage landowners to invest in unfit/ vacant properties as property value is increased. Retail centres should include vibrant uses as footfall and attraction is essential for maintaining services within the area. Local centres are much smaller in size and not expected to contribute greatly to the reduction of the number of unfit/vacant homes. It is concluded that the designation of retail centres in this instance will have a minor positive impact on reducing the number of unfit/vacant homes. The addition of a local centre at Kirk Hallam is not expected to have a major influence over this issue.</p>	<p>Minor positive +1</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The existing town and local centres of Ilkeston, Long Eaton, Borrowash and Sandiacre provide the relevant infrastructure for surrounding housed communities. The centres provide vital services necessary for day-to-day life including healthcare, financial, retail, leisure and social facilities. The addition of a local centre at SGA25 would benefit the new community of Kirk Hallam and</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
showpeople.		<p>also provide existing residents an accessible retail centre providing an alternative to accessing the infrastructure presently offered by Ilkeston. Though it should be noted that a shopping precinct already exists within Kirk Hallam and contains a doctor's surgery, supermarket and a choice of takeaways and beauty salon. The formal designation of an additional retail centre at SGA25 could increase investment and enhance accessible infrastructure for local residents. The centres are accessible via public transport, private motorised vehicles and via public rights of way and connections from neighbouring communities on foot/bicycle. Residents of Erewash who live an increased distance from a designated centre, particularly communities residing in more rural fringes of the Borough may not be able to easily access infrastructure provide by the designated centres. They may alternatively access services provided by Derby city region and smaller village centres which remain undesignated (for example the smaller concentrations of facilities in Little Eaton, Breaston or Draycott). Additionally, less mobile residents may struggle to access the town and local centres if they are not on the main routes for public transport or do not have access to private car. It is therefore evident that if additional retail centres were designated in the Borough it would assist in concentrating retail facilities in less connected and rural areas, increasing accessible infrastructure. Nevertheless the designations do provide vital infrastructure for residing communities in Erewash.</p>		

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The identification of the presently designated town and local centres will maintain the current diversity and quality of jobs available at these locations across the Borough. The addition of a local centre at SGA25 would provide addition jobs. Employment opportunities in centres span a range of services including retail, leisure, finance, property sales and food and drink. Improvements to the diversity and quality of jobs at identified locations would only occur through investment, changes in market conditions and/or designation of additional centres.	Major positive +2	Major positive +3
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The identification of town and local centres by the Local Plan will not in its own right help to reduce unemployment. It is noted that Long Eaton and Ilkeston house Job Centres which assist in employment opportunities for individuals looking for work. The protection of centres which offer employment opportunities will maintain the same level of occupied jobs available in Erewash, unless the uses within the centres significantly change. The addition of a new local centre at SGA25 will offer some employment opportunities, likely in the retail sector.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	The designation of town and local centres will not improve rural productivity in terms of employment opportunities. A neutral impact approach is concluded.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>1. Will it provide land and buildings of a type required by businesses?</p>	<p>The designation of town and local centres may concentrate land and buildings required by businesses that are suitable within retail centres. For instance, spaces suitable for retail and leisure. The protection of retail centres would discourage businesses with unsuitable uses within the centres. For instance businesses which require industrial processes or those that generate high amounts of noise. Though town and local centre designation can assist in providing land and buildings required by businesses, it is the Erewash Employment Land Survey (2019) which identifies and protects quality employment space for businesses. Though designation of retail centres can protect land and buildings available for businesses, it is not considered to have a major impact on this provision as the centres already exist. Considering the new addition to the existing hierarchy is the new local centre at Kirk Hallam, the centre would provide opportunity for new businesses and potential start-up businesses.</p>	<p>Minor positive +1</p>	<p>Minor positive +1</p>
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>2. Will it provide business/university clusters?</p>	<p>No. The existing hierarchy of town and local centres is unlikely to impact the provision of business or university clusters. Business clusters already exist within the centres and will be protected by the retail designations. The new local centre is expected to attract individual retailers. A neutral impact is concluded.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>No. The existing hierarchy of town and local centres is unlikely to create jobs in high knowledge sectors. The continued protection of the centres will likely maintain existing jobs but will not increase the existing provision. Kirk Hallam's local centre is not expected to yield high knowledge sectors due to its size and proximity to larger urban areas such as Ilkeston and competing cities such as Derby and Nottingham, where high knowledge sectors are expected.</p>	<p>Neutral 0</p>	
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>4. Will it encourage graduates to live and work within the Plan area?</p>	<p>The nearest universities to Erewash are the University of Derby, University of Nottingham and Nottingham Trent University. The existing retail hierarchy and addition of Kirk Hallam local centre is unlikely to increase the amount of graduates who live and work within the plan area.</p>	<p>Neutral 0</p>	
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The approach does not include specific provision for new employment as it is focused on retail centres. As such there is no requirement to provide infrastructure specific to economic structure and innovation. Therefore a neutral impact is created.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the use of new technologies.				
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	The protection of the town and local centres (Ilkeston, Long Eaton, Borrowash and Sandiacre) via designation maintains current vitality levels within the presently designated town and local centres. The addition of Kirk Hallam to the hierarchy may aid vitality within Kirk Hallam settlement as the protection may encourage investment as footfall is generally higher in the designated centres due to the attraction of a variety of retail functions and services being available. The protection of a designation demonstrates commitment to the centres being vibrant and successful as planning policy protects its use. This may shift some of the centre vibrancy of Ilkeston to Kirk Hallam, however the larger centres will be maintained as they still would remain attractive to residents across the borough. Nevertheless, an additional centre is a positive result of this option; therefore, a major positive is concluded.	Major positive +2	Major positive +2
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The existing retail hierarchy provides health services including pharmacies and opticians. An additional centre at SGA25 may reduce health inequalities as additional medical services become more accessible to the new community at the SGA25 and the existing community of Kirk Hallam. The centre may offer medical services including a doctor's surgery, pharmacy and dentist. Additionally, the centre may include conditions which benefit mental health and	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		wellbeing. For example, the centre could include a community focal point where residents can interact and build relationships. The centre could also include an accessible centre which encourages residents to walk or cycle rather than use motorised vehicles. This could benefit physical health. Though Option 2 only includes the addition of one local centre, compared to the existing retail hierarchy, a minor positive is concluded due to the potential benefits to health inequalities a new centre can provide.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	The existing retail hierarchy will maintain the existing health services present in the town and local centres including pharmacies and opticians. Neighbouring town and local centre uses also include medical surgeries. The addition of a new local centre on SGA25 may provide additional health services for both the new community of the SGA and neighbouring Kirk Hallam residents to access. Improvements to health services would only occur through the designation of further centres and/or investment and/or change in market conditions. Therefore a minor positive contribution is concluded.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	No. The identification of town and local centres within Erewash would not increase the opportunities for recreational physical activity.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	No. The identification of town and local centres within Erewash would provide new open space or improve the quality of existing open space.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	No. The identification of town and local centres within Erewash would not improve access to local food growing opportunities.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	The existing town and local centres within Erewash would not reduce crime and the fear of crime. However the addition of a local centre at SGA25 may have a positive impact on crime and the fear of crime. The local centre may consist of both day and night-time uses which can positively impact crime rates. Diversity in centres include residential units at upper floors, leisure, eating establishments and a range of attractions can increase footfall at all times of day, reducing the likelihood of crime occurring. Centres are typically well lit areas, also typically reducing crime rates. Transport hubs typically are well connected to town and local centres, which can further increase footfall in and around the centres, increasing safety measures through the feel of more eyes on the streets. Therefore a minor positive impact is expected.	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	<p>The existing town and local centres offer areas of higher footfall, which can contribute to the feeling of a safer and more secure environment, as centres can consist of both day and night-time uses which can positively impact crime rates. The addition of a new local centre at Kirk Hallam will also benefit this. Diversity in centres include residential units at upper floors, leisure, eating establishments and a range of attractions can increase footfall at all times of day, reducing the likelihood of crime occurring. Centres are typically well lit areas, also typically reducing crime rates. Transport hubs typically are well connected to town and local centres, which can further increase footfall in and around the centres, increasing safety measures through the feel of more eyes on the streets. The proposed hierarchy contributes to a safe and secure built environment.</p>	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	<p>This course of policy action is unlikely to have much by way of an impact on the protection and enhancement of cultural assets on the present retail hierarchy and addition of a local centre at SGA25.</p>	Neutral 0	Minor positive +1
7. Social Inclusion To promote and support	2. Will it improve access to,	No. Protection of the presently allocated retail hierarchy will not improve access to, encourage greater	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	encourage engagement with and residents' satisfaction in community activities?	engagement with and residents' satisfaction in community facilities. It is noted that community activities may occur in a town or local centre but the business as usual approach is not expected to enhance present assets. The addition of a centre at Kirk Hallam is not expected to significantly impact community activities.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	The protection of local and retail centres via policy will maintain the present levels of facilities such as shops, of the current retail hierarchy. Community facilities may be apparent both within and nearby designated centres as there are greater levels of infrastructure nearby including better transport services and quantity of services in sectors such as health, leisure and finance. The addition of a new local centre on SGA25 would increase the number of facilities to the new community at SGA25 and existing residents of Kirk Hallam. Policy protection may encourage further investment. Though a new centre is added to the existing hierarchy, it is small in scale, therefore only a minor positive impact is expected.	Minor positive +1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the	4. Will it provide for the educational needs of the population?	There is no link identified between the protection or retail centres and the educational needs of the population. Therefore a neutral impact is concluded.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
most deprived areas within the plan area.				
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Long Eaton, Ilkeston, Sandiacre and Borrowash are well connected via public transport including buses. Train stations are positioned outside of the town centres. The centres are also well connected by Erewash's local road network. The centres therefore utilise the existing transport network. The addition of a new Local Centre at Kirk Hallam may warrant an additional bus route that connects neighbouring communities to the services offered by the new local centre. This is the only expected enhancement to existing transport infrastructure. Therefore, a minor positive is concluded.	Minor positive +1	Major positive +3
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	Investment in the public transport network in Erewash is likely to be driven by popularity of areas. Residents of Erewash are attracted to vibrant town and local centres which offer a diversity of services and uses. High foot fall areas would likely increase the likelihood of investment in more sustainable modes of transport. For instance, Long Eaton, Ilkeston and Sandiacre are well connected by canal paths throughout the Borough's strategic Green Infrastructure corridors. The green corridors offer sustainable access to the centres via foot and bicycle. Also private companies, such as Trent Barton, who operate bus services in the town and local centres are likely to invest in their services if there use is more frequent. Buses offer a more sustainable	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>transport mode in comparison to private vehicles. The addition of a local centre at Kirk Hallam may encourage further investment in the transport network around the centre. Though a by-pass road is expected to be delivered alongside SGA25, it is expected that sustainable transport options will also be increased including a bus service and access on foot to the local centre from the proposed housing site. The Nutbrook Canal provides a sustainable route for visitors to the local centre via foot and bicycle. A minor positive impact is concluded as the local centres at SGA25 is not expected to vastly improve the existing transport infrastructure in the area.</p>		
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>There is no direct link between the number of journeys undertaken by private car and the designation of a retail hierarchy. There may be potential for SGA25 to have a direct bus route connecting the development with the new local centre. However public transport connections for the site are not fully developed. Additionally, though generally the town and local centres in Erewash are well connected via public transport, it is the choice of individual visitors on how they use alternative modes of transport.</p>	<p>Neutral 0</p>	
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>There is no direct link between the accessibility of transport services and facilities and the presently adopted retail hierarchy. The addition of a local centre at Kirk Hallam may increase the links of transport between the existing settlement of Kirk Hallam and the</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.		new proposed centre at SGA25. The retail hierarchy can attract investment in the transport services and facilities of Erewash as they are typically higher footfall areas where there is a typically a higher demand for good quality transport services and facilities. Option Two offers a minor positive impact.		
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	Yes, the retail hierarchy continues to make efficient use of brownfield land. The majority of land within such locations is brownfield. There are elements of underused brownfield land such as car parks or vacant buildings that have the potential to be converted into vibrant town and local centre uses. However, the addition of a local centre at SGA25 would not be on brownfield land and therefore does not positively contribute to the efficient use of brownfield land.	Minor negative -1	Neutral 0
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	As the policy approach identifies the existing retail hierarchy, it is not envisaged that it will have much, if any, impact on existing biodiversity assets which may exist. There may be limited opportunities on existing retail designations, where regeneration occurs, where biodiversity can be built-in to modernise and alter buildings/layout and their immediate surrounds. However, the addition of a new local centre at Kirk Hallam may enable opportunity to incorporate biodiversity protection and enhancement measures into a new centre, though it is expected to be limited.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	There is no link identified between the identification of a retail hierarchy and additional energy use. The use of energy in the existing hierarchy is not expected to alter. The addition of a new local centre at Kirk Hallam will require energy to be developed as it falls within a greenfield site. However once established, the local centre is not expected to have a high energy usage.	Minor negative -1	Minor negative -1
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The existing hierarchy (Long Eaton, Ilkeston, Sandiacre and Borrowash) is unlikely to alter the energy efficiency of new buildings. The addition of Kirk Hallam local centre will present opportunity to consider energy efficient buildings, however this retail designation has no direct relation to this area.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	There is no link identified between the generation and use of renewable energy and the retail hierarchy.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy	4. Will it support the development of community energy systems?	There is no link identified between the designation of a retail hierarchy and the development of community energy systems.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
resource, reducing dependency on non-renewable sources.				
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	The policy itself will not be able to achieve this as it is the responsibility of individual occupants, along with owners of buildings/units to consider whether their facilities are able to deal with future changes in climate change. This policy identifies and protects a retail hierarchy and matters of investment to retrofit for building resilience to climate change will be a business-by-business matter.	Neutral 0	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	The identification of a retail hierarchy is unlikely by itself to increase levels of air, noise and other types of pollution. It will be up to individual companies, retailers and landlords to keep under direct review any omissions connected to their operations. Therefore a no impact decision is concluded.	Neutral 0	Neutral 0
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	There is no association between the designation of the retail hierarchy and the mitigation of flood risk. The town and local centres (Ilkeston, Long Eaton, Borrowash and Sandiacre) are already well established in terms of built form. It is noted that some of Sandiacre Local Centre and Long Eaton Town Centre is within Flood Zone 2. However as the centres are already largely built out and the policy designation does not seek to alter the built form of the centre, there is no immediate change in flood risk. In terms of the addition	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		of SGA25, it is not the impact of a retail designation influencing any flood risk. Some of SGA25 falls within Flood zones 2 and 3 but it is unlikely that the local centre will be established in this area as it would be better suited as a nature buffer corridor.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	The designation of a retail centre has no relationship with the water quality in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	This does not propose any changes to water and its use in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	This option does not propose any changes to water and its use in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	5. Will it cause a deterioration of Water Framework Directive status or potential	This option does not propose any changes to water and its use in Erewash.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality.	of on-site watercourses?			
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	Out of the proposed designated centres, Sandiacre Local Centre is the only retail centre to cross over with a Source Protection Zone. Part of Sandiacre Local Centre contains Zone 3 - Total Catchment. PZ3 is an area around a supply source within which all the groundwater ends up at the abstraction point (i.e. the point from where the water is taken). Given the wider distance between the local centre and the point of abstraction, it is unlikely that any adverse impacts would be expected to occur as part of this designation, in particular because the built form of the Local Centre is already established. This policy option simply designates Sandiacre as a centre and does not impact the already established built form.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	Due to the built up nature of the presently designated town and local centres, there is minimal opportunity to help protect and improve biodiversity and protected species. However, the centres benefit from funding from central government funds and Section 106 contributions which may benefit environmental conservation and enhancements within the centre. For example the town centres recently benefited from the addition of flower hanging baskets which can benefit pollinators. However the addition of a local centre at SGA25 will occur on greenfield land in the Green Belt. Habitat's present on the site include agricultural fields,	Minor negative -1	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>clusters of trees and hedgerows, which will likely support an array of plant and animal life. SGA25 also includes priority species including lapwing and redshank birds. Broadleaved woodland also adjoins SGA25. Though it is expected that the site's development will take consideration to the biodiversity assets present, the construction of a local centre will have a negative impact on biodiversity. The developer will however be expected to ensure biodiversity net gains are achieved. Nevertheless the ability of the land to support biodiversity will be restricted when converted into a retail centre. Therefore, a minor negative impact has been concluded.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>Option One offered no change in the existing retail hierarchy. Proposed development typically leads to biodiversity net gain as developers may be expected to contribute to the enhancement and conservation of biodiversity assets. In addition to Option One, Option Two adds a local centre at Kirk Hallam. As discussed in the previous question, because SGA25 is a new housing site and will include the discussed local centre, the developer will be expected to deliver biodiversity net gains, particularly as the site is located on greenfield land. Though it is expected that it the net gain will not be in relation to the local centre and the retail hierarchy designation does not directly relate to biodiversity net gain. Therefore, a minor negative is concluded.</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>There is no relationship identified between the designation of a retail hierarchy and enhancements to the geological environment.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>4. Will it maintain and enhance woodland cover and management?</p>	<p>For the existing retail hierarchy, woodland cover is non-existent both within and nearby the designated centres. SGA25 does contain some woodland cover but is expected that the local centre will not be designated in an area of greater environmental importance as there are more sustainable locations within the site.</p>	<p>Neutral 0</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>5. Will it provide new open space or green space?</p>	<p>The land use within town and local centres is highly competitive, with higher density buildings expected. For instance, two storey buildings which contain a mix of uses, such as retail on ground floor and residential units on upper floors. Green spaces / open spaces are not traditional uses within retail centres. However smaller green infrastructure elements, for instance pocket parks can be apparent in larger centres, typically city centre levels. In the context of the existing retail hierarchy and addition of the local centre at Kirk Hallam, it is expected that no new open spaces or</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		green spaces will be provided via the retail designation. In the context of the local centre at Kirk Hallam, some green / open space will be lost to develop the centre.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	The designation of a retail hierarchy will not improve the quality of existing open space. Little, if any open space can be found within the present town and local centres. The addition of Kirk Hallam local centre is not expected to deliver open space and will result in the loss of green belt.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	The continued protection of the existing retail hierarchy is not expected to encourage, protect or improve green or blue infrastructure network.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing	1. Does it respect or preserve identified landscape character?	The built-up areas of Ilkeston and Long Eaton Town Centre are not subject to landscape character areas as they are in the higher urbanised areas of the Borough. However, part of Sandiacre Local Centre falls within South Yorkshire, Nottingham and Derbyshire Coalfield, Riverside Meadows. Borrowash Local Centre falls within Trent Valley Washlands, Lowland Village	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the place through good design.		Farmlands. The centres are already established, so provide individual character in their own right to the town of Sandiacre and village of Borrowash. However the continued protection of the existing hierarchy has little bearing on protecting the valued landscape character. The addition of a local centre at Kirk Hallam would fall within South Yorkshire, Nottinghamshire and Derbyshire Coalfield, Coalfield Village Farmlands. The development of a centre is likely to have a negative impact on the landscape character as the site is presently rolling farmland, in-keeping with the character type.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	The existing retail hierarchy is already established and the visual amenity of the centres would not alter. The addition of a centre at SGA25 would alter the present landscape of the site, as its presently undeveloped greenfield land. It would be difficult to shield the visual impact of the local centre from surrounding areas.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	The continued protection of the existing retail hierarchy will maintain the present level of local distinctiveness of both the townscape and local settlement character. The policy protects the use and building types within the centre which ultimately determines the character and feel of the centres. The addition of a local centre at SGA25 will enhance the local distinctiveness of the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the place through good design.		townscape and settlement character. As Kirk Hallam is expect to grow in settlement size, via the addition of approximately 1,300 homes at SGA25, the local centre can provide a centre with local distinctiveness and create settlement character in its own right. It will provide a protected centre for the community to interact with the townscape. A minor positive impact is concluded as it is understood that the existing community of Kirk Hallam presently utilise the centres of Ilkeston and a non-designated shopping parade at Queen Elizabeth Way. The new local centre would provide an alternative centre and will contribute positively to the local distinctiveness of Kirk Hallam.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The retail hierarchy in Option One will not impact the interrelationship between the landscape and the built environment as the centres are located within the urban extent of Erewash so have little interaction with the landscape. However the addition of a local centre at SGA25 will impact the interrelationship between the landscape and the built environment. The local centre will be on a greenfield site which is presently farmland. This will cause the encroachment of the built form on the natural landscape and also impact the landscape character area of the site, which is discussed earlier in 14(1). Though the location of the centre is not yet established within SGA25, the centre may be buffered to reduce the impact of the built form on the landscape. For instance having a zone of trees and hedgerow between the edge of the centre / settlement and the	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		open countryside neighbouring the site. Or positioning the local centre within the centre of the site. However, a minor negative impact is still concluded, as regardless of a buffer being implemented, there will be a negative impact on this interrelationship.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	Yes. Three of the designated centres presently contain a conservation area: Long Eaton Town Centre Conservation Area, Sandiacre Canal Side Conservation Area and Ilkeston Town Centre Conservation Area. Conservation areas are presently protected by a different policy relating to the historic environment. The additional protection of this retail policy option would protect the units land use and built form from certain alterations which contributes greatly to the historic environment and their settings. Though this policy option is not proposing a change to the existing hierarchy, it conserves the existing historic environment and present heritage assets. The addition of a local centre at Kirk Hallam is not expected to conserve/enhance heritage assets, as it would be located in a new housing development.	Minor positive +1	Major positive +2
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape	The existing hierarchy of two town and two local centres will conserve the existing townscape character. For instance, both Long Eaton and Ilkeston contain historic market places which are protected by this retail designation. The addition of a local centre at Kirk Hallam will alter the present landscape, as it's currently a greenfield site, consisting of agricultural land. The	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	character?	retail designation may strengthen Kirk Hallam's character as the centre can provide a focal point for the community. A minor positive impact is concluded.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	This policy option is unlikely to achieve this. Though the town and local centres contain some heritage assets, for instance buildings linked to the heritage of the centres, there is no present activities occur which would encourage local residents' to understand and access this heritage, other than simply interacting with the built form along the streetscape. The addition of a centre at Kirk Hallam is not expected to provide better opportunities either.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similar to the answer discussed in the previous question. There is no direct relationship between the designation of a retail hierarchy and protecting and improving access and enjoyment of the historic environment.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	The town and local centres are not typically located in areas of high archaeological importance. Present planning policy EV10 protects RIGs (regionally important geological sites), none of which are located within the presently designated centres. Furthermore, Erewash's archaeological assets are typically located in more rural areas, not associated with the built environment in the retail centres. Therefore, there is no link between the conservation and enhancements of	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		the archaeological environment and this policy option.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Regarding the existing two town and two local centres, the built form is already established and therefore the consumption of raw materials would be minimal on likely in the event of alterations to the existing built form in the present town and local centres. Typical uses within the retail centres do not use high amounts of raw materials. The addition of allocated a local centre at Kirk Hallam would increase the consumption of raw materials in the short term, as the centre will be built out on a greenfield sites which presently has a lack of infrastructure in place to support this. However it expected that the building of the centre would be constructed in way to reduce raw material consumption.	Minor negative -1	Major negative -4
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	All of the centres designated in this policy, other than the local centre at SGA25 are already well established. With those centres, no major amendments are proposed which would utilise sustainable design, material and construction techniques. The development of the local centre at SGA25 would require a design, materials and construction. However, the sustainability of this is not yet established but it would be un such a way as to minimise their usage.	Minor negative -1	
16. Natural Resources and Waste Management	3. Will it result in additional waste?	This is similar to the answer in the previous question. The designation of centres which follows Option One would not result in additional waste, as the centre re	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.		already well established and this policy option gives them protection. The addition of SGA25 would initially create additional waste as the centre would need to be built-out. However once established, the new local centre is not expected to generate large amounts of waste.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Town and local centre operations typically do not produce or handle hazardous waste. The creation of the local centre at Kirk Hallam is not expected to generate hazardous waste either.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The retail hierarchy has no relationship with protecting the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	6. Will it prevent the loss of greenfield land to development?	In Option One, the town and local centres are located on brownfield sites in. Though the protection of the town and local centres does not directly prevent the loss of greenfield land to development, there is opportunity to divert development from greenfield sites to brownfield sites for redevelopment. This is subject to	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.		proposed land uses being suitable within a traditionally retail environment. Though it is recognised that the nature of town and local centres is changing with greater diversification expected within the leisure and residential industries. In terms of the development and designation of a local centre at SGA25, this will have a negative impact on greenfield land, as it will be lost through the centre's development.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The only retail centre within the proposed hierarchy to fall within an identified mineral resource location is Ilkeston and the area suitable for Kirk Hallam Local Centre. Mapping from the Coal Authority highlights that Ilkeston Town Centre is an area identified in the Abandoned Mines Catalogue, a high risk area, surface coal resources area, probable shallow coal mine workings and coal outcrops, all of which are applicable to Kirk Hallam Local Centre, in addition to the listing of past shallow coal mine workings. Because Ilkeston Town Centre is already well established, the location within the listings is not identified as an issue as it is unlikely that any mining will commence in this area due to its established role for retail provision, amongst other uses. Furthermore, should the Centre be converted to mineral-extraction related uses, the established built development through Ilkeston Town Centre would suffer greatly and would result in economic, social and environmental harm. In relation to the Local Centre at Kirk Hallam, because of its location, the Coal Authority would likely be consulted should an application come	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>forward to develop retail at this site to accompany the proposed housing allocation. It is likely that any issues arising from the mining potential and history will be mitigated and incorporated within future development plans. Additionally there is opportunity to extract minerals at the site for Kirk Hallam Local Centre. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.</p>		

Option 3: Existing retail hierarchy plus new local centre at Kirk Hallam within SGA25 (potential allocation south-west of Kirk Hallam) and designation of village centres at existing areas of higher retail concentration in Breaston, Draycott and West Hallam

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The identification of retail centres through planning policy helps to concentrate facilities and services within designated areas. Key services within Erewash's retail centres include grocery shops, banks, health facilities such as pharmacies and opticians and public transport networks. The attraction of retail centres encourages a range of housing and affordable units to be available due to the desirability of residing near a retail centre that is vibrant. Due to the overall increase in designated retail centres, the larger town and local centres may witness a reduction in footfall and use as communities have more convenient access to alternative centres designated within their immediate neighbourhood. Therefore the strength of existing centres will weaken. This could result in larger centres such as Ilkeston and Long Eaton reducing in size and diversifying in uses. For instance, the addition of ground floor housing within the centre and mixed use units which incorporate housing and retail services. This could increase the range and affordability of housing for social groups.</p>	<p>Minor positive +1</p>	<p>Major positive +3</p>
<p>1. Housing To ensure that the housing stock meets the housing needs of the population,</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and</p>	<p>The Local Plan's identification of a retail hierarchy would not be a mechanism to provide the single pitch required to meet the Borough's assessed accommodation needs of gypsies, travellers and travelling showpeople. Due to the competitiveness of</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including gypsies, travellers and travelling showpeople.	travelling showpeople?	land use within centres, it is likely that a suitable pitch/ plot would not be available within a designated centre. The retail designation may however encourage a pitch / plot to become available close to the boundary of a designated centre, in order for gypsies, travellers and travelling showpeople to make use of the services retail centres offer. The higher concentration of uses and services within a designated centre may attract interest for developing a pitch or plot within close proximity of a retail centre due to the convenience factor of having essential services concentrated in one place. Though the retail designation may alter the choice in suitable locations for sufficient pitches and plots, it does not directly contribute to their specific provision; therefore a neutral outcome is concluded.		
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	No. The identification of retail centres within Erewash would not reduce homelessness.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population,	4. Will it reduce the number of unfit/vacant homes?	The designation of town centres are likely to have a positive impact on reducing the number of unfit and vacant homes. Retail centres are typically desirable places where people aspire to live due to convenient access to essential functions and series. The	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including gypsies, travellers and travelling showpeople.		<p>designation of town centres are likely to have a positive impact on reducing the number of unfit and vacant homes. Town centres are typically desirable places where people aspire to live due to convenient access to essential functions and series. Therefore designated town centres may encourage landowners to invest in unfit/ vacant properties as property value is increased. Retail centres should include vibrant uses as footfall and attraction is essential for maintaining services within the area. Local and neighbourhood centres are much smaller in size and not expected to contribute greatly to the reduction of the number of unfit/vacant homes. It is concluded that the designation of retail centres in this instance will have a minor positive impact on reducing the number of unfit/vacant homes. The addition of a local centre at Kirk Hallam is not expected to have a major influence over this issue.</p>		
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>5. Will it provide the required infrastructure?</p>	<p>The centres will provide relevant infrastructure for surrounding housed communities necessary for day-to-day life including healthcare, financial, retail, leisure and social facilities The formal designation of this retail concentration could increase investment and enhance accessible infrastructure for local residents. The centres are accessible via public transport, private motorised vehicles and via public rights of way and connections from neighbouring communities on foot/bicycle. The addition of neighbourhood centres at Breaston, Draycott, and West Hallam may shift the shopping habits of residents in the villages. This may</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		increase the investment in localised infrastructure and spread access to higher quality infrastructure more evenly across the Borough, rather than concentrating in the larger retail centres. The policy designation of neighbourhood centres may also deplete interest in existing established centres. Considering the benefits to infrastructure being less concentrated to the large settlements of Erewash, this option results in a minor positive.		
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The identification of the presently designated town and local centres will maintain the current diversity and quality of jobs available at these locations across the Borough. The addition of a local centre at Kirk Hallam and neighbourhood centres at four villages will likely improve the diversity and quality of jobs. Though informal retail precincts already exist at the village centres, the designation in policy may encourage business investment within the centres and encourage diverse and quality jobs to emerge. Employment opportunities in centres span a range of services including retail, leisure, finance, property sales and food and drink.	Major positive +2	Major positive +3
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The protection of centres (Long Eaton, Ilkeston, Sandiacre and Borrowash) will maintain the same level of occupied jobs available in Erewash via this policy option, unless the uses within the centres significantly change. The addition of a new local centre at SGA25 will offer some employment opportunities, likely in the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>retail sector. The addition of neighbourhood centres at four villages is likely to have a minor positive impact on reducing the Borough's unemployment rates. The protection of centres via policy provides a security mechanism for businesses to invest in units within the designated centres, likely to generate jobs due to increase in functions and services. As the village neighbourhood centres are relatively small in scale and informally exist, it is likely to only be a minor impact on reducing unemployment.</p>		
<p>2. Employment and Jobs To create employment Opportunities.</p>	<p>3. Will it improve rural productivity in terms of employment opportunities?</p>	<p>The designation of town, local and neighbourhood centres will not improve rural productivity in terms of employment opportunities.</p>	<p>Neutral 0</p>	
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>1. Will it provide land and buildings of a type required by businesses?</p>	<p>The designation of town and local centres may concentrate land and buildings required by businesses that are suitable within retail centres. For instance, spaces suitable for retail and leisure. The protection of retail centres would discourage businesses with unsuitable uses within the centres. For instance businesses which require industrial processes or those that generate high amounts of noise. Though town and local centre designation can assist in providing land and buildings required by businesses, it is the Erewash Employment Land Survey (2019) which identifies and protects quality employment space for businesses. Though designation of retail centres can protect land</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>and buildings available for businesses, it is not considered to have a major impact on the centres which are presently designated (Long Eaton, Ilkeston, Borrowash and Sandiacre). Though informal retail concentrations exist within the villages of West Hallam, Breaston and Draycott, their formal designation isn't expected to significantly alter the size of the centre. However the use of units and land within the centres may change. The attraction of a retail designation may encourage increased footfall within the centres and may persuade investment in businesses uses due to the increase vibrancy of the locations. The accumulation of the centres, including the new centre at SGA25, may positively impact the available land and building type required by businesses. Therefore a minor positive impact is expected.</p>		
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>2. Will it provide business/university clusters?</p>	<p>No. The existing hierarchy of town and local centres is unlikely to impact the provision of business or university clusters. The addition of a local centre at Kirk Hallam is unlikely to alter this due to its location in relation to larger cities such as Derby and Nottingham (where the Borough's closest universities are located). The addition of the neighbourhood centres is also unlikely to do this as the villages are not large in size. Business clusters already exist within the larger centres and will be protected by the retail designations.</p>	<p>Neutral 0</p>	
<p>3. Economic Structure and</p>	<p>3. Will it create jobs in high knowledge</p>	<p>The existing hierarchy of town and local centres is unlikely to create new jobs in high knowledge sectors.</p>	<p>Minor positive</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	sectors?	<p>Kirk Hallam's local centre is not expected to yield high knowledge sectors due to its size and proximity to larger urban areas such as Ilkeston and competing cities such as Derby and Nottingham, where high knowledge sectors are expected. Due to the number of additional neighbourhood centres, the growth in the retail hierarchy may attract a greater variety of workers due to the increase in coverage across the Borough. The ability to attract a greater variety of workers may increase retail centre competitiveness and increase the diversity of jobs available, generating opportunity for high knowledge job sectors to exist. High knowledge sector jobs typically exist more in large centres, more apparent in cities due to larger investments in infrastructure and great diversity in opportunities. Therefore, a minor positive impact is concluded.</p>	+1	
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	4. Will it encourage graduates to live and work within the Plan area?	<p>The nearest universities to Erewash are the University of Derby, University of Nottingham and Nottingham Trent University. The existing retail hierarchy and addition of Kirk Hallam Local Centre and other neighbourhood centres is unlikely to increase the amount of graduates who live and work within the plan area. The villages are small in size and graduates tend to cluster in cities where there is a greater variation in job choice and more investment in infrastructure where there is a greater attraction for graduates to work.</p>	Neutral 0	
<p>3. Economic Structure and</p>	5. Will it provide the required	<p>The approach does not include specific provision for new employment as it is focused on retail centres. As</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>infrastructure?</p>	<p>such there is no requirement to provide infrastructure specific to economic structure and innovation.</p>		
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?</p>	<p>The protection of the town and local centres (Ilkeston, Long Eaton, Borrowash and Sandiacre) via designation maintains current vitality levels within the presently designated town and local centres. The addition of Kirk Hallam to the hierarchy may aid vitality within Kirk Hallam settlement as the protection may encourage investment as footfall is generally higher in the designated centres due to the attraction of a variety of retail functions and services being available. The protection of a designation demonstrates commitment to the centres being vibrant and successful as planning policy protects its use. This would also be the case for the designated neighbourhood centres. It is recognised that the additional centres may shift the patterns and behaviours of shoppers who would typically visit the larger town centres. The attraction of small village neighbourhood centres may increase footfall numbers there and reduce footfall in larger centres. Though the vitality of centres may shift depending on demand and consumer choice, the overall impact will be positive. The accumulation of additional centres is likely</p>	<p>Major positive +2</p>	<p>Major positive +2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		increase the vitality of all centres, therefore a major positive impact is expected.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The existing retail hierarchy provides health services including pharmacies and opticians. An additional centre at SGA25 may reduce health inequalities as additional medical services become more accessible to the new community at the SGA25 and the existing community of Kirk Hallam. The centre may offer medical services including a doctor's surgery, pharmacy and dentist. Additionally, the centre may include conditions which benefit mental health and wellbeing. For example, the centre could include a community focal point where residents can interact and build relationships. The centre could also include an accessible centre which encourages residents to walk or cycle rather than use motorised vehicles. This could benefit physical health. Existing villages already offer health facilities that residents can access though the formal protection via a retail designation may encourage further investment. Considering this a minor positive result is concluded as no major changes are expected, other than those offered by the new centre at Kirk Hallam.	Minor positive +1	Major positive +3
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	The existing retail hierarchy will maintain the existing health services present in the town and local centres including pharmacies and opticians. Neighbouring town and local centre uses also include medical surgeries. The addition of a new local centre on SGA25 may	Major positive +2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		provide additional health services for both the new community of the SGA and neighbouring Kirk Hallam residents to access. Furthermore, the addition of neighbourhood centres at Breaston, Draycott and West Hallam would improve access to health services. The formal designation of retail centres could protect their uses and the nature of centres include accessible locations where communities can access key functions and services, including those in the healthcare sector. The combination of additional centres results in a major positive impact.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	No. The identification of town, local and neighbourhood centres within Erewash would not increase the opportunities for recreational physical activity.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	No. The identification of town, local and neighbourhood centres within Erewash would provide new open space or improve the quality of existing open space.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	No. The identification of town, local and neighbourhood centres within Erewash would not improve access to local food growing opportunities.	Neutral 0	

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<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>1. Will it reduce crime and the fear of crime?</p>	<p>The existing town and local centres within Erewash would not reduce crime and the fear of crime. However the addition of a local centre at SGA25 may have a positive impact on crime and the fear of crime. The local centre may consist of both day and night-time uses which can positively impact crime rates. Diversity in centres include residential units at upper floors, leisure, eating establishments and a range of attractions can increase footfall at all times of day, reducing the likelihood of crime occurring. Centres are typically well lit areas, also typically reducing crime rates. Transport hubs typically are well connected to town and local centres, which can further increase footfall in and around the centres, increasing safety measures through the feel of more eyes on the streets. The addition of neighbourhood centres at the villages is not expected to alter the fear of crime or crime rates as the centres already informally exist. Therefore a minor positive impact is expected.</p>	<p>Minor positive +1</p>	<p>Major positive +2</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The existing town and local centres offer areas of higher footfall, which can contribute to the feeling of a safer and more secure environment, as centres can consist of both day and night-time uses which can positively impact crime rates. The addition of a new local centre at Kirk Hallam and neighbourhood centres will also benefit this. Diversity in centres include residential units at upper floors, leisure, eating establishments and a range of attractions can increase footfall at all times of day, reducing the likelihood of</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		crime occurring. Centres are typically well lit areas, also typically reducing crime rates. Transport hubs typically are well connected to town and local centres, which can further increase footfall in and around the centres, increasing safety measures through the feel of more natural surveillance on the streets. The proposed hierarchy contributes to a safe and secure built environment.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	This course of policy action is unlikely to have much by way of an impact on the protection and enhancement of cultural assets on the proposed retail hierarchy.	Neutral 0	Major positive +2
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	No. Protection of the presently allocated retail hierarchy will not improve access to, encourage greater engagement with and residents' satisfaction in community facilities. It is noted that community activities may occur in a town, local or neighbourhood centre. However the policy designation of a retail centre is not expected to significantly impact community activities as this is not a traditional use of retail centres.	Neutral 0	
7. Social Inclusion To promote and support	3. Will it increase the number of	The protection of local and retail centres via policy will maintain the present levels of facilities such as shops,	Major positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	facilities e.g. shops, community centres?	of the current retail hierarchy. Community facilities may be apparent both within and nearby designated centres as there are greater levels of infrastructure nearby including better transport services and quantity of services in sectors such as health, leisure and finance. The addition of a new local centre on SGA25 would increase the number of facilities to the new community at SGA25 and existing residents of Kirk Hallam. The further additions of neighbourhood centres at the villages could increase the number of facilities at a neighbourhood scale as policy protection may encourage further investment. This combined with the addition of a new local centre at SGA25 is expected to have a cumulative impact. Therefore a major positive impact is expected.	+2	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	There is no link identified between the protection or retail centres and the educational needs of the population.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help	1. Will it use and enhance existing transport infrastructure?	Long Eaton, Ilkeston, Sandiacre and Borrowash are well connected via public transport including buses. Train stations are positioned outside of the town centres. The centres are also well connected by	Minor positive +1	Major positive +3

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reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.		Erewash's local road network. The centres therefore utilise the existing transport network. The villages are already well connected via frequent bus routes. The addition of a new Local Centre at Kirk Hallam may warrant an additional bus route that connects neighbouring communities to the services offered by the new local centre. This is the only expected enhancement to existing transport infrastructure.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	Investment in the public transport network in Erewash is likely to be driven by popularity of areas. Residents of Erewash are attracted to vibrant town and local centres which offer a diversity of services and uses. High foot fall areas would likely increase the likelihood of investment in more sustainable modes of transport. For instance, Long Eaton, Ilkeston and Sandiacre are well connected by canal paths throughout the Borough's strategic Green Infrastructure corridors. The green corridors offer sustainable access to the centres via foot and bicycle. Also private companies, such as Trent Barton, who operate bus services in the town and local centres are likely to invest in their services if there use is more frequent. Buses offer a more sustainable transport mode in comparison to private vehicles. The addition of a local centre at Kirk Hallam may encourage further investment in the transport network around the centre. Though a relief road is expected to be delivered alongside SGA25, it is expected that sustainable transport options will also be increased including a bus service and access on foot to the local centre from the	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>proposed housing site. The Nutbrook Canal provides a sustainable route for visitors to the local centre via foot and bicycle. A minor positive impact is concluded as the local centres at SGA25 is not expected to vastly improve the existing transport infrastructure in the area. The neighbourhood centres are well connected via frequent bus routes. The attraction of neighbourhood centres may encourage investment in uses in the centre which can increase footfall. This may result in the local bus companies investing in additional services, which are more sustainable than private vehicles. This provides an alternative, more sustainable option. A minor positive impact is still concluded, as any changes made to the transport network are indirect impacts of the designation of additional retail centres.</p>		
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>There is no direct link between the number of journeys undertaken by private car and the designation of a retail hierarchy. There may be potential for SGA25 to have a direct bus route connecting the development with the new local centre. However public transport connections for the site are not fully developed. Additionally, though generally the town, local and proposed neighbourhood centres in Erewash may be well connected via public transport, it is the choice of individual visitors on how they use alternative modes of transport.</p>	<p>Neutral 0</p>	
<p>8. Transport To make efficient use of</p>	<p>4. Will it increase accessibility to</p>	<p>There is no direct link between the accessibility of transport services and facilities and the presently</p>	<p>Minor positive</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	services and facilities?	adopted retail hierarchy. The addition of a local centre at Kirk Hallam may increase the links of transport between the existing settlement of Kirk Hallam and the new proposed centre at SGA25. The retail hierarchy can attract investment in the transport services and facilities of Erewash as they are typically higher footfall areas where there is a typically a higher demand for good quality transport services and facilities. The attraction for investment in the transport network may be heightened by the addition of the neighbourhood centres at the villages. Option Three offers a minor positive impact.	+1	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	Yes, the existing retail hierarchy continues to make efficient use of brownfield land. The majority of land within such locations is brownfield. There are elements of underused brownfield land such as car parks or vacant buildings that have the potential to be converted into vibrant town and local centre uses. However, the addition of a local centre at SGA25 would not be on brownfield land and therefore does not positively contribute to the efficient use of brownfield land. The addition of the neighbourhood centres at the villages would continue to contribute to the efficient use of brownfield land as the village centres already informally exist and prove popular shopping precincts with local neighbourhoods. On balance, the loss of greenfield land and the promotion of brownfield sites, a minor positive is concluded.	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	As the policy approach identifies the existing retail hierarchy, it is not envisaged that it will have much, if any, impact on existing biodiversity assets which may exist. There may be limited opportunities on existing retail designations or established neighbourhood centres, where regeneration occurs, where biodiversity can be built-in to modernise and alter buildings/layout and their immediate surrounds. However, the addition of a new local centre at Kirk Hallam may enable opportunity to incorporate biodiversity protection and enhancement measures into a new centre, though it is expected to be limited.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	There is no link identified between the identification of a retail hierarchy and additional energy use. The use of energy in the existing hierarchy and neighbourhood centres which already act as informal retail centres, is not expected to alter. The addition of a new local centre at Kirk Hallam will require energy to be developed as it falls within a greenfield site. However once established, the local centre is not expected to result in high energy usage.	Minor negative -1	Minor negative -1
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	2. Will it improve energy efficiency of the building stock within the Plan area?	The existing hierarchy (Long Eaton, Ilkeston, Sandiacre and Borrowash) is unlikely to alter the energy efficiency of new buildings. The neighbourhood centres already informally exist and their built form is not expected to alter from this Policy Option. The addition of Kirk Hallam local centre will present opportunity to consider energy efficient buildings; however, this retail	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		designation has no direct relation to this area.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	There is no link identified between the generation and use of renewable energy and the retail hierarchy.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	There is no link identified between the designation of a retail hierarchy and the development of community energy systems.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	The policy itself will not be able to achieve this as it is the responsibility of individual occupants, along with owners of buildings/units to consider whether their facilities are able to deal with future changes in climate change. This policy identifies and protects a retail hierarchy and matters of investment to retrofit for building resilience to climate change will be a business-by-business matter.	Neutral 0	
11. Pollution and Air Quality	1. Will it increase levels of air, noise	The identification of a retail hierarchy is unlikely by itself to increase levels of air, noise and other types of	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To manage air quality and minimise the risk posed by air, noise and other types of pollution.	and other types of pollution?	pollution. It will be up to individual companies, retailers and landlords to keep under direct review any omissions connected to their operations.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	There is no association between the designation of the retail hierarchy and the mitigation of flood risk. The town and local centres (Ilkeston, Long Eaton, Borrowash and Sandiacre) are already well established in terms of built form. It is noted that some of Sandiacre Local Centre and Long Eaton Town Centre is within Flood Zone 2. However as the centres are already largely built out and the policy designation does not seek to alter the built form of the centre, there is no immediate change in flood risk. In terms of the addition of SGA25, it is not the impact of a retail designation influencing any flood risk. Some of SGA25 falls within Flood zones 2 and 3 but it is unlikely that the local centre will be established in this area as it would be better suited as a nature buffer corridor. Because of this, no impact is concluded. The addition of the retail designation at Breaston, Draycott and West Hallam what not affect flood risk as the centres are already well established.	Neutral 0	Neutral 0
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	2. Will it improve water quality?	The designation of a retail centre has no relationship with the water quality in Erewash.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality.				
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	This does not propose any changes to water and its use in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	This option does not propose any changes to water and its use in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	This option does not propose any changes to water and its use in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	Out of the proposed designated centres, Sandiacre Local Centre is the only retail centre to cross over with a Source Protection Zone. Part of Sandiacre Local Centre contains Zone 3 - Total Catchment. PZ3 is an area around a supply source within which all the groundwater ends up at the abstraction point (i.e. the point from where the water is taken). Given the wider	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>distance between the local centre and the point of abstraction, it is unlikely that any adverse impacts would be expected to occur as part of this designation, in particular because the built form of the Local Centre is already established. This policy option simply designates Sandiacre as a centre and does not impact the already established built form.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>1. Will it help protect and improve biodiversity and avoid harm to protected species?</p>	<p>Due to the built-up nature of the current designated town and local centres, there is minimal opportunity to help protect and improve biodiversity and protected species. However, the centres benefit from funding from central government funds and Section 106 contributions which may benefit environmental conservation and enhancements within the centre. For example the town centres recently benefited from the addition of flower hanging baskets which can benefit pollinators. The addition of the three neighbourhood centres to the hierarchy are also already well established, with the centres presently located on brownfield land. However the addition of a local centre at SGA25 will occur on greenfield land in the Green Belt. Habitat's present on the site include agricultural fields, clusters of trees and hedgerows, which will likely support an array of plant and animal life. SGA25 also includes priority species including lapwing and redshank birds. Broadleaved woodland also adjoins SGA25. Though it is expected that the site's development will take consideration to the biodiversity assets present, the construction of a local centre will</p>	<p>Minor negative -1</p>	<p>Major negative -4</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>have a negative impact on biodiversity. The developer will however be expected to ensure biodiversity net gains are achieved. Nevertheless the ability of the land to support biodiversity will be restricted when converted into a retail centre. Therefore a minor negative impact has been concluded.</p>		
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>This option includes the existing hierarchy of two town and two local centres. Also the addition of Breaston, Draycott and West Hallam neighbourhood centres. The centres are already built out. Proposed development typically leads to biodiversity net gain as developers may be expected to contribute to the enhancement and conservation of biodiversity assets. No net gain is expected from the designation of these centres. In addition to this, the hierarchy adds a local centre at SGA25. Because SGA25 is a new housing site and will include the discussed local centre, the developer will be expected to deliver biodiversity net gains, particularly as the site is located on greenfield land. Though it is expected that it the net gain will not be in relation to the local centre and the retail hierarchy designation does not directly relate to biodiversity net gain. Therefore a minor negative is concluded.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>There is no relationship identified between the designation of a retail hierarchy and enhancements to the geological environment.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
levels and protect and enhance Green and Blue Infrastructure and the natural environment.				
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	For the existing retail hierarchy and additional neighbourhood centres, woodland cover is non-existent both within and nearby the designated centres. SGA25 does contain some woodland cover but is expected that the local centre will not be designated in an area of greater environmental importance as there are more sustainable locations within the site. There is not expected to be an impact on woodland cover and management at South Stanton.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	The land-use within town and local centres is highly competitive, with higher density buildings expected. For instance, two storey buildings which contain a mix of uses, such as retail on ground floor and residential units on upper floors. Green spaces / open spaces are not traditional uses within retail centres. However smaller green infrastructure elements, for instance pocket parks can be apparent in larger centres, typically city centre levels. In the context of the existing retail hierarchy and addition of the local centre at Kirk Hallam and new neighbourhood centres, it is expected that no new open spaces or green spaces will be provided via the retail designation. In the context of the local centre at Kirk Hallam, some green / open space will be lost to develop the centre. Therefore a minor	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		negative impact is concluded.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	The designation of a retail hierarchy will not improve the quality of existing open space. Little, if any open space can be found within the present town, local and proposed neighbourhood centres. The addition of Kirk Hallam local centre is not expected to deliver open space and will result in the loss of green belt. A minor negative is concluded.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	The continued protection of the existing retail hierarchy is not expected to encourage, protect or improve green or blue infrastructure network.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The built-up areas of Ilkeston and Long Eaton Town Centre are not subject to landscape character areas as they are in the higher urbanised areas of the Borough. However, part of Sandiacre Local Centre falls within South Yorkshire, Nottingham and Derbyshire Coalfield, Riverside Meadows. Borrowash Local Centre falls within Trent Valley Washlands, Lowland Village Farmlands. West Hallam neighbourhood centre falls within South Yorkshire, Nottinghamshire and Derbyshire	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		Coalfield Village Farmlands and Breaston and Draycott fall within Trent Valley Washlands, Lowland Village Farmlands. The centres are already established, so provide individual character in their own right. However the continued protection of the existing hierarchy has little bearing on protecting the valued landscape character. The addition of a local centre at Kirk Hallam would fall within South Yorkshire, Nottinghamshire and Derbyshire Coalfield, Coalfield Village Farmlands. The development of a centre is likely to have a negative impact on the landscape character as the site is presently rolling farmland, in keeping with the character type.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	The built-form of the centres at Long Eaton, Ilkeston, Borrowash, Sandiacre and the neighbourhood centres at the villages is already well established. Therefore the impact of the additional centres being designated within the retail hierarchy would not have a negative impact on the visual amenity. However, the addition of a centre at SGA25 would alter the present landscape of the site, as its presently undeveloped greenfield land. It would be difficult to shield the visual impact of the local centre from surrounding areas.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character,	3. Will it maintain and/or enhance the local distinctiveness of the townscape or	The continued protection of the existing retail hierarchy will maintain the present level of local distinctiveness of both the townscape and local settlement character. The policy protects the use and building types within the centre which ultimately determines the character and	Major positive +2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
including heritage and its setting and enhancing the place through good design.	settlement character?	feel of the centres. It provides an additional layer of protection to the new neighbourhood centres at Breaston, Draycott and West Hallam which all contribute to the settlements' character. The addition of a local centre at SGA25 will enhance the local distinctiveness of the town scape and settlement character. As Kirk Hallam is expect to grow in settlement size, via the addition of approximately 1,300 homes at SGA25, the local centre can provide a centre with local distinctiveness and create settlement character in its own right. It will provide a protected centre for the community to interact with the townscape. The existing community of Kirk Hallam presently utilise the centres of Ilkeston and a non-designated shopping parade at Queen Elizabeth Way. The new local centre would provide an alternative centre and will contribute positively to the local distinctiveness of Kirk Hallam. A major positive impact is concluded as the policy option provides protection for retail centres which aid the local distinctiveness of the townscape and settlement character.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Some of the centres within this option are already established, in terms of their built form. These are Long Eaton, Ilkeston, Sandiacre, Borrowash, Breaston, Draycott and West Hallam village. The protection of these centres via this policy option will not negatively impact the interrelationship between the landscape and the built environment and will just conserve their existing built form. Due to their built up nature, the	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.		larger centres (Long Eaton, Ilkeston and Sandiacre), have little interaction with the landscape. However the addition of a local centre at SGA25 will impact the interrelationship between the landscape and the built environment. The local centre will be on a greenfield site which is presently farmland. This will cause the encroachment of the built form on the natural landscape and also affect the landscape character area of the site, which is discussed earlier in 14(1). Though the location of the centre is not yet established within SGA25, the centre may be buffered to reduce the impact of the built form on the landscape. For instance having a zone of trees and hedgerow between the edge of the centre / settlement and the open countryside neighbouring the site. Or positioning the local centre within the centre of the site. However, a minor negative impact is still concluded, as regardless of a buffer being implemented, there will be a negative impact on this interrelationship.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	Yes. The majority of the proposed designated centres contain a conservation area (Long Eaton, Ilkeston, Sandiacre and all of the proposed neighbourhood centres). Conservation areas are presently protected by a different policy relating to the historic environment. The additional protection of this retail policy option would protect the units land use and built form from certain alterations which contributes greatly to the historic environment and their settings. Though this policy option is not proposing a change to the existing	Major positive +2	Major positive +4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>hierarchy, it conserves the existing historic environment and present heritage assets and the accumulation of centres which fall within conservation areas, contributes to a major positive impact. The addition of a local centre at Kirk Hallam is not expected to conserve / enhance heritage assets as it is located within a proposed housing development.</p>		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?</p>	<p>The existing hierarchy of two town and two local centres will conserve the existing townscape character. For instance, both Long Eaton and Ilkeston contain historic market places which are protected by this retail designation. The neighbourhood centres do have a sense of character and distinctiveness as they all contain conservation areas, which are recognised for their sense of heritage and local distinctiveness. The protection of the centres via policy adds an additional layer of conservation of the built form. The addition of a local centre at Kirk Hallam will alter the present landscape, as it's currently a greenfield site, consisting of agricultural land. The retail designation may strengthen Kirk Hallam's character as the centre can provide a focal point for the community. A major positive impact is concluded.</p>	<p>Major positive +2</p>	
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture</p>	<p>3. Will it provide better opportunities for people to access and understand local</p>	<p>This policy option is unlikely to achieve this. Though the proposed town, local and neighbourhood centres contain some heritage assets, for instance buildings linked to the heritage of the centres, there is no present activities occur which would encourage local residents'</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and heritage.	heritage and to participate in cultural activities?	to understand and access this heritage, other than simply interacting with the built form on the streetscape.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similar to the answer discussed at 15(3). There is no direct relationship between the designation of a retail hierarchy and protecting and improving access and enjoyment of the historic environment.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	The town and local centres are not typically located in areas of high archaeological importance. Present saved Planning Policy EV10 protects RIGs (Regionally Important Geological sites), none of which are located within the presently designated centres. Furthermore, Erewash's archaeological assets are typically located in more rural areas, not associated with the built environment in the retail centres. Therefore, there is limited link between the conservation and enhancements of the archaeological environment and this policy option.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	1. Will it lead to reduced consumption of raw materials?	Regarding the existing two town and two local centres, the built form is already established and therefore the consumption of raw materials would be minimal on likely in the event of alterations to the existing built form in the present town and local centres. This is applicable to the Neighbourhood Centres too. Typical uses within the retail centres do not use high amounts of raw	Minor negative -1	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.		materials. The addition of allocated a local centre at Kirk Hallam would increase the consumption of raw materials in the short term, as the centre will be built out on a greenfield sites which presently has a lack of infrastructure in place to support this. However it expected that the building of the centre would be constructed in way to reduce raw material consumption.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Regarding the proposed centres in this option (excluding the new local centre at Kirk Hallam), the built form is already established and therefore the consumption of raw materials would be minimal and only likely in the event of alterations to the existing built form in the present town and local centres. Typical uses within the retail centres do not use high amounts of raw materials. The addition of allocated a local centre at Kirk Hallam would increase the consumption of raw materials in the short term, as the centre will be built out on a greenfield sites which presently has a lack of infrastructure in place to support this. However it expected that the building of the centre would be constructed in way to reduce raw material consumption.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the	3. Will it result in additional waste?	This is similar to the answer in the previous question. The designation of centres at Long Eaton, Ilkeston, Borrowash, Sandiacre, Breaston, Draycott and West Hallam village are already well established in terms of built form. This policy option gives them protection and	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.		the discussed centres are not expected to generate additional waste. The addition of SGA25 would initially create additional waste as the centre would need to be built-out. However once established, the new local centre is not expected to generate large amounts of waste. Therefore a minor negative impact is concluded.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Town, local and neighbourhood centre operations typically do not produce or handle hazardous waste. The creation of the local centre at Kirk Hallam is not expected to generate hazardous waste either.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The retail hierarchy has no relationship with protecting the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	6. Will it prevent the loss of greenfield land to development?	This option includes town, local and neighbourhood centres being located on brownfield sites. Though the protection of the town and local centres does not directly prevent the loss of greenfield land to development, there is opportunity to divert development from greenfield sites to brownfield sites for	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.		redevelopment. This is subject to proposed land uses being suitable within a traditionally retail environment. Though it is recognised that the nature of town and local centres is changing with greater diversification expected within the leisure and residential industries. In addition to this, the development and designation of a local centre at SGA25, this will have a negative impact on greenfield land as it will be lost through the centre's development.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The retail centres within the proposed hierarchy which fall within an identified mineral resource location are Ilkeston, proposed West Hallam Neighbourhood Centre and the area suitable for Kirk Hallam Local Centre. Mapping from the Coal Authority highlights that Ilkeston Town Centre and the proposed West Hallam Neighbourhood Centre is an area identified in the Abandoned Mines Catalogue, a high risk area, surface coal resources area, probable shallow coal mine workings and coal outcrops, all of which are applicable to Kirk Hallam Local Centre, in addition to the listing of past shallow coal mine workings. Because Ilkeston Town Centre and the retail precinct at West Hallam is already well established, the location within the listings is not identified as an issue as it is unlikely that any mining will commence in this area due to its established role for retail provision, amongst other uses. Furthermore, should the Centre be converted to mineral-extraction related uses, the established built development through the retail centres would suffer	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>greatly and would result in economic, social and environmental harm. In relation to the Local Centre at Kirk Hallam, because of its location, the Coal Authority would likely be consulted should an application come forward to develop retail at this site to accompany the proposed housing allocation. It is likely that any issues arising from the mining potential and history will be mitigated and incorporated within future development plans. Additionally there is opportunity to extract minerals at the site for Kirk Hallam Local Centre. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period.</p>		

Option 4: Existing retail hierarchy plus new local centre at Kirk Hallam within SGA25 (potential allocation south west of Kirk Hallam) and designation of village centres at existing areas of higher retail concentration in Breaston, Draycott, West Hallam and Little Eaton. Plus a new village centre at Stanton South.

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>1. Will it increase the range and affordability of housing for all social groups?</p>	<p>The identification of retail centres through planning policy helps to concentrate facilities and services within designated areas. Key services within Erewash’s retail centres include grocery shops, banks, health facilities such as pharmacies and opticians and public transport networks. The attraction of retail centres encourages a range of housing and affordable units to be available due to the desirability of residing near a retail centre that is vibrant. Due to the overall increase in designated retail centres, the larger town and local centres may witness a reduction in footfall and use as communities have more convenient access to alternative centres designated within their immediate neighbourhood. Therefore the strength of existing centres will weaken. This could result in larger centres such as Ilkeston and Long Eaton reducing in size and diversifying in uses. For instance, the addition of ground floor housing within the centre and mixed use units which incorporate housing and retail services. This could increase the range and affordability of housing for social groups. Though available space in smaller centres (Neighbourhood Centres and Local Centres) may enable the delivery of a range of affordability and housing as their designations and higher concentration of services makes them more attractive to reside in. It should be acknowledged that space available in the</p>	<p>Minor positive +1</p>	<p>Major positive +3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		smaller centres is less available than the larger town centres of Ilkeston and Long Eaton.		
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.</p>	<p>2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</p>	<p>The Local Plan's identification of a retail hierarchy would not be a mechanism to provide the single pitch required to meet the Borough's assessed accommodation needs of gypsies, travellers and travelling showpeople. Due to the competitiveness of land use within centres, it is likely that a suitable pitch/plot would not be available within a designated centre. The retail designation may however encourage a pitch/plot to become available close to the boundary of a designated centre, in order for gypsies, travellers and travelling showpeople to make use of the services retail centres offer. The higher concentration of uses and services within a designated centre may attract interest for developing a pitch or plot within close proximity of a retail centre due to the convenience factor of having essential services concentrated in one place. Though the retail designation may alter the choice in suitable locations for sufficient pitches and plots, it does not directly contribute to their specific provision, therefore a neutral outcome is concluded.</p>	<p>Neutral 0</p>	
<p>1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies,</p>	<p>3. Will it reduce homelessness?</p>	<p>No. The identification of retail centres within Erewash would not reduce homelessness.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
travellers and travelling showpeople.				
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The designation of town centres are likely to have a positive impact on reducing the number of unfit and vacant homes. Retail centres are typically desirable places where people aspire to live due to convenient access to essential functions and series. The designation of town centres are likely to have a positive impact on reducing the number of unfit and vacant homes. Town centres are typically desirable places where people aspire to live due to convenient access to essential functions and series. Therefore designated town centres may encourage landowners to invest in unfit/ vacant properties as property value is increased. Retail centres should include vibrant uses as footfall and attraction is essential for maintaining services within the area. Local and neighbourhood centres are much smaller in size and not expected to contribute greatly to the reduction of the number of unfit/vacant homes. It is concluded that the designation of retail centres in this instance will have a minor positive impact on reducing the number of unfit/vacant homes. The addition of a local centre at Kirk Hallam is not expected to have a major influence over this issue.	Minor positive +1	
1. Housing To ensure that the housing stock meets the housing	5. Will it provide the required infrastructure?	The centres will provide relevant infrastructure for surrounding housed communities necessary for day-to-day life including healthcare, financial, retail, leisure and social facilities The formal designation of this retail	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
needs of the population, including gypsies, travellers and travelling showpeople.		concentration could increase investment and enhance accessible infrastructure for local residents. The centres are accessible via public transport, private motorised vehicles and via public rights of way and connections from neighbouring communities on foot/bicycle. The addition of neighbourhood centres at Breaston, Draycott, Little Eaton and West Hallam may shift the shopping habits of residents in the villages. This may increase the investment in localised infrastructure and spread access to higher quality infrastructure more evenly across the Borough, rather than concentrating in the larger retail centres. The policy designation of neighbourhood centres may also deplete interest in existing established centres. Considering the benefits to infrastructure being less concentrated to the large settlements of Erewash, this option results in a minor positive.		
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The identification of the presently designated town and local centres will maintain the current diversity and quality of jobs available at these locations across the Borough. The addition of a local centre at Kirk Hallam and neighbourhood centres at four villages will likely improve the diversity and quality of jobs. Though informal retail precincts already exist at some of the village centres, the designation in policy may encourage business investment within the centres and encourage diverse and quality jobs to emerge. Employment opportunities in centres span a range of services including retail, leisure, finance, property sales	Major positive +2	Major positive +4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		and food and drink. The employment opportunities that the new neighbourhood centre at Stanton would offer provide opportunity to improve job diversity and quality through innovative planning as the centres are yet to be established.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The protection of centres (Long Eaton, Ilkeston, Sandiacre and Borrowash) will maintain the same level of occupied jobs available in Erewash via this policy option, unless the uses within the centres significantly change. The addition of neighbourhood centres at Breaston, Draycott, Little Eaton and West Hallam and Local centre at Kirk Hallam is likely to have a minor positive impact on reducing the Borough's unemployment rates. The protection of centres via policy provides a security mechanism for businesses to invest in units within the designated centres, likely to generate jobs due to increase in functions and services. As the village neighbourhood centres at Breaston, Draycott, Little Eaton and West Hallam are relatively small in scale and informally exist, it is likely to only be a minor impact on reducing unemployment. Furthermore, the creation of new neighbourhood centre at Stanton Regeneration Site will offer employment opportunities in a variety of retail services, providing a reduction in unemployment locally.	Major positive +2	
2. Employment and Jobs To create employment	3. Will it improve rural productivity in terms of	The designation of town, local and neighbourhood centres will not improve rural productivity in terms of employment opportunities.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.	employment opportunities?			
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	<p>The designation of town and local centres may concentrate land and buildings required by businesses that are suitable within retail centres. For instance, spaces suitable for retail and leisure. The protection of retail centres would discourage businesses with unsuitable uses within the centres. For instance businesses which require industrial processes or those that generate high amounts of noise. Though town and local centre designation can assist in providing land and buildings required by businesses, it is the Erewash Employment Land Survey (2018) which identifies and protects quality employment space for businesses. Though designation of retail centres can protect land and buildings available for businesses, it is not considered to have a major impact on the centres which are presently designated (Long Eaton, Ilkeston, Borrowash and Sandiacre). Though informal retail concentrations exist within the villages of Kirk Hallam, Breaston, Draycott, Little Eaton and West Hallam, their formal designation isn't expected to significantly alter the size of the centre. However the use of units and land within the centres may change. The attraction of a retail designation may encourage increased footfall within the centres and may persuade investment in businesses uses due to the increase vibrancy of the locations. The new additions of a neighbourhood centre at Stanton Regeneration Site may allow opportunity for</p>	Major positive +2	Major positive +3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>new units and land to be available for businesses as the centres are yet to be established. The accumulation of the centres, including at SGA25, may positively impact the available land and building type required by businesses. Considering the addition of the two new centres, a major impact is expected due to the opportunities to businesses the new centres will offer.</p>		
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>2. Will it provide business/university clusters?</p>	<p>No. The existing hierarchy of town and local centres is unlikely to impact the provision of business or university clusters. The addition of a local centre at Kirk Hallam is unlikely to alter this due to its location in relation to larger cities such as Derby and Nottingham (where the Borough's closest universities are located). The addition of the neighbourhood centres are also unlikely to do this as the villages are not large in size. Business clusters already exist within the centres and will be protected by the retail designations.</p>	<p>Neutral 0</p>	
<p>3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.</p>	<p>3. Will it create jobs in high knowledge sectors?</p>	<p>The existing hierarchy of town and local centres is unlikely to create new jobs in high knowledge sectors. Kirk Hallam's local centre is not expected to yield high knowledge sectors due to its size and proximity to larger urban areas such as Ilkeston and competing cities such as Derby and Nottingham, where high knowledge sectors are expected. Due to the number of additional neighbourhood centres, the growth in the retail hierarchy may attract a greater variety of workers due to the increase in coverage across the Borough. The new centre at Stanton Regeneration Site has the</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		ability to attract jobs in line with traditional processes at the sites including industrial which may include higher knowledge sectors. The ability to attract a greater variety of workers may increase retail centre competitiveness and increase the diversity of jobs available, generating opportunity for high knowledge job sectors to exist. High knowledge sector jobs typically exist more in large centres, more apparent in cities due to larger investments in infrastructure and greater diversity in opportunities.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The nearest universities to Erewash are the University of Derby, University of Nottingham and Nottingham Trent University. The existing retail hierarchy and addition of Kirk Hallam and other neighbourhood centres is unlikely to increase the amount of graduates who live and work within the plan area. The villages are small in size and graduates tend to cluster in cities where there is a greater variation in job choice and more investment in infrastructure where there is a greater attraction for graduates to work.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support	5. Will it provide the required infrastructure?	The approach does not include specific provision for new employment as it is focused on retail centres. As such there is no requirement to provide infrastructure specific to economic structure and innovation.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the use of new technologies.				
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	<p>The protection of the town and local centres (Ilkeston, Long Eaton, Borrowash and Sandiacre) via designation maintains current vitality levels within the presently designated town and local centres. The addition of Kirk Hallam to the hierarchy may aid vitality within Kirk Hallam settlement as the protection may encourage investment as footfall is generally higher in the designated centres due to the attraction of a variety of retail functions and services being available. The protection of a designation demonstrates commitment to the centres being vibrant and successful as planning policy protects its use. This would also be the case for the designated neighbourhood centres. It is recognised that the additional centres may shift the patterns and behaviours of shoppers who would typically visit the larger town centres. The attraction of small village neighbourhood centres may increase footfall numbers there and reduce footfall in larger centres. Though the vitality of centres may shift depending on demand and consumer choice, the overall impact will be positive. The accumulation of additional centres is likely increase the vitality of all centres, therefore a major positive impact is expected.</p>	Major positive +2	Major positive +2
5. Health and Wellbeing To improve health and	1. Will it reduce health inequalities?	<p>The existing retail hierarchy provides health services including pharmacies and opticians. An additional centre at SGA25 may reduce health inequalities as</p>	Minor positive +1	Major positive +3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
wellbeing and reduce health inequalities.		<p>additional medical services become more accessible to the new community at the SGA25 and the existing community of Kirk Hallam. The centre may offer medical services including a doctor's surgery, pharmacy and dentist. Additionally, the centre may include conditions which benefit mental health and wellbeing. For example, the centre could include a community focal point where residents can interact and build relationships. The centre could also include an accessible centre which encourages residents to walk or cycle rather than use motorised vehicles. This could benefit physical health. New neighbourhood centres may provide similar benefits as explored in SGA25. Existing villages already offer health facilities that residents can access though the formal protection via a retail designation may encourage further investment. Though it is evident that health facilities and uses which can reduce health inequalities can be apparent in retail centres, it is not a retail centres primary function. Retail centres traditionally exist to provide retail services and provide a place that is vibrant for communities to enjoy and businesses to prosper. Considering this a minor positive result is concluded.</p>		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	<p>The existing retail hierarchy will maintain the existing health services present in the town and local centres including pharmacies and opticians. Neighbouring town and local centre uses also include medical surgeries. The addition of a new Local Centre on SGA25 may provide additional health services for both the new</p>	Major positive +2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>community of the SGA and neighbouring Kirk Hallam residents to access. Furthermore, the addition of Neighbourhood centres at Breaston, Draycott and West Hallam would improve access to health services. The formal designation of retail centres could protect their uses and the nature of centres include accessible locations where communities can access key functions and services, including those in the healthcare sector. The addition of new neighbourhood centres at Stanton and Little Eaton would provide opportunity to provide additional health services, where appropriate. Stanton is a strategic growth area. Section 106 Negotiations between the Council and Developer could result in the provision of certain health services being mandatory in the new neighbourhood centre. A major positive impact is expected.</p>		
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>3. Will it increase the opportunities for recreational physical activity?</p>	<p>No. The identification of town, local and neighbourhood centres within Erewash would not increase the opportunities for recreational physical activity.</p>	<p>Neutral 0</p>	
<p>5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.</p>	<p>4. Will it provide new open space or improve the quality of existing open space?</p>	<p>No. The identification of town, local and neighbourhood centres within Erewash would provide new open space or improve the quality of existing open space.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	No. The identification of town, local and neighbourhood centres within Erewash would not improve access to local food growing opportunities.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	<p>The existing town and local centres within Erewash would not reduce crime and the fear of crime. However the addition of a local centre at SGA25, South Stanton and Little Eaton may have a positive impact on crime and the fear of crime. The Local Centre may consist of both day and night-time uses which can positively impact crime rates. Diversity in centres include residential units at upper floors, leisure, eating establishments and a range of attractions can increase footfall at all times of day, reducing the likelihood of crime occurring. Centres are typically well lit areas, also typically reducing crime rates. Transport hubs typically are well connected to town and local centres, which can further increase footfall in and around the centres, increasing safety measures through the feel of more eyes on the streets. The addition of neighbourhood centres at the villages is not expected to alter the fear of crime or crime rates as the centres already informally exist. Though a positive impact is recognised, the elimination of crime and fear of crime is not the primary reason for retail centre designation, therefore a minor positive impact is concluded.</p>	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>2. Will it contribute to a safe and secure built environment?</p>	<p>The existing town and local centres offer areas of higher footfall, which can contribute to the feeling of a safer and more secure environment, as centres can consist of both day and night-time uses which can positively impact crime rates. The addition of a new local centre at Kirk Hallam and neighbourhood centres will also benefit this. Diversity in centres include residential units at upper floors, leisure, eating establishments and a range of attractions can increase footfall at all times of day, reducing the likelihood of crime occurring. Centres are typically well lit areas, also typically reducing crime rates. Transport hubs typically are well connected to town and local centres, which can further increase footfall in and around the centres, increasing safety measures through the feel of more eyes on the streets. The proposed hierarchy contributes to a safe and secure built environment. Though a positive impact is recognised through the totality of centres, a minor positive impact is concluded as the safety and security to the built environment that retail centres offer is not their primary function.</p>	<p>Minor positive +1</p>	
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas</p>	<p>1. Will it protect and enhance existing cultural assets?</p>	<p>This course of policy action is unlikely to have much by way of an impact on the protection and enhancement of cultural assets on the proposed retail hierarchy.</p>	<p>Neutral 0</p>	<p>Major positive +2</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
within the plan area.				
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	No. Protection of the presently allocated retail hierarchy will not improve access to, encourage greater engagement with and residents' satisfaction in community facilities. It is noted that community activities may occur in a town, local or neighbourhood centre. However the policy designation of a retail centre is not expected to significantly impact community activities as this is not a traditional use of retail centres.	Neutral 0	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	The protection of local and retail centres via policy will maintain the present levels of facilities such as shops, of the current retail hierarchy. Community facilities may be apparent both within and nearby designated centres as there are greater levels of infrastructure nearby including better transport services and quantity of services in sectors such as health, leisure and finance. The addition of a new local centre on SGA25 would increase the number of facilities to the new community at SGA25 and existing residents of Kirk Hallam. The further additions of neighbourhood centres at the villages could increase the number of facilities at a neighbourhood scale as policy protection may encourage further investment. The new centres at South Stanton and Little Eaton would generate a great increase in the number of facilities available which is expected to have a major positive impact when combined with the new local centre at SGA25. The	Major positive +2	Major positive +4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		cumulative impact concludes a major positive impact.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	There is no link identified between the protection or retail centres and the educational needs of the population.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Long Eaton, Ilkeston, Sandiacre and Borrowash are well connected via public transport including buses. Train stations are positioned outside of the town centres. The centres are also well connected by Erewash's local road network. The centres therefore utilise the existing transport network. The villages are already well connected via frequent bus routes. The addition of a new Local Centre at Kirk Hallam may warrant an additional bus route that connects neighbouring communities to the services offered by the new local centre. Additionally a new neighbourhood centre at Stanton and Little Eaton may require enhancements to the local transport infrastructure, to ensure that functions and services offered by the local and town centres are accessible. Therefore a major positive impact is concluded.	Major positive +2	Major positive +5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>2. Will it help to develop a transport network that minimises the impact on the environment?</p>	<p>Investment in the public transport network in Erewash is likely to be driven by popularity of areas. Residents of Erewash are attracted to vibrant town and local centres which offer a diversity of services and uses. High foot fall areas would likely increase the likelihood of investment in more sustainable modes of transport. For instance, Long Eaton, Ilkeston and Sandiacre are well connected by canal paths throughout the Borough's strategic Green Infrastructure corridors. The green corridors offer sustainable access to the centres via foot and bicycle. Also private companies, such as Trent Barton, who operate bus services in the town and local centres are likely to invest in their services if there use is more frequent. Buses offer a more sustainable transport mode in comparison to private vehicles. The addition of a local centre at Kirk Hallam may encourage further investment in the transport network around the centre. Though a by-pass road is expected to be delivered alongside SGA25, it is expected that sustainable transport options will also be increased including a bus service and access on foot to the local centre from the proposed housing site. The Nutbrook Canal provides a sustainable route for visitors to the local centre via foot and bicycle. A minor positive impact is concluded as the local centres at SGA25 is not expected to vastly improve the existing transport infrastructure in the area. The neighbourhood centres at the existing villages are well connected via frequent bus routes. The attraction of neighbourhood centres may encourage investment in uses in the centre which</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>can increase footfall. This may result in the local bus companies investing in additional services, which are more sustainable than private vehicles. This provides an alternative, more sustainable option. The addition of centres at Stanton and Little Eaton may also influence transport connections as they will likely increase visits to the area, which increase demand for sustainable transport options. However, a minor positive impact is still concluded, as any changes made to the transport network are indirect impacts of the designation of additional retail centres.</p>		
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</p>	<p>There is no direct link between the number of journeys undertaken by private car and the designation of a retail hierarchy. There may be potential for SGA25 to have a direct bus route connecting the development with the new local centre. This will be the same for the new neighbourhood centres at South Stanton and Little Eaton. However public transport connections relating to the new centres are not fully developed. Because the proposed new centres at South Stanton and South West Kirk Hallam will form part of the housing allocations, users will be able to conveniently access retail services on foot and other non-motorised forms of travel. Furthermore, it is expected that the existing residents of Kirk Hallam and neighbouring residents at Stanton by Dale will utilise the retail centres, reducing their use of private car to access the larger scale retail centres.</p>	<p>Minor positive +1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>4. Will it increase accessibility to services and facilities?</p>	<p>There is no direct link between the accessibility of transport services and facilities and the presently adopted retail hierarchy. The addition of a local centre at Kirk Hallam may increase the links of transport between the existing settlement of Kirk Hallam and the new proposed centre at SGA25. The retail hierarchy can attract investment in the transport services and facilities of Erewash as they are typically higher footfall areas where there is a typically a higher demand for good quality transport services and facilities. The attraction for investment in the transport network may be heightened by the addition of the neighbourhood centres at the villages and new settlements. Despite the retail hierarchy increasing in size, this Option is not expected to greatly affect the accessibility of transport services and facilities.</p>	<p>Minor positive +1</p>	
<p>9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<p>1. Will it make efficient use of brownfield land?</p>	<p>Yes, the existing retail hierarchy continues to make efficient use of brownfield land. The majority of land within such locations is brownfield. There are elements of underused brownfield land such as car parks or vacant buildings that have the potential to be converted into vibrant town and local centre uses. However, the addition of a local centre at SGA25 would not be on brownfield land and therefore does not positively contribute to the efficient use of brownfield land. The addition of the neighbourhood centres at the villages (South Stanton and Little Eaton) would continue to contribute to the efficient use of brownfield land as the village centres already informally exist and prove</p>	<p>Major positive +2</p>	<p>Major positive +3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		popular shopping precincts with local neighbourhoods. Though there is a negative impact on the loss of a greenfield site to the Kirk Hallam local centre, the other centres use of brownfield land outweighs this negative impact.		
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	As the policy approach identifies the existing retail hierarchy, it is not envisaged that it will have much, if any, impact on existing biodiversity assets which may exist. There may be limited opportunities on existing retail designations or established neighbourhood centres, where regeneration occurs, where biodiversity can be built-in to modernise and alter buildings/layout and their immediate surrounds. However, the addition of a new local centre at Kirk Hallam, South Stanton and Little Eaton may enable opportunity to incorporate biodiversity protection and enhancement measures into a new centre, though it is expected to be limited. The role of retail centres is not greatly related to biodiversity interests, therefore only a minor positive conclusion is expected.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	1. Will it result in additional energy use?	There is no link identified between the identification of a retail hierarchy and additional energy use. The use of energy in the existing hierarchy and neighbourhood centres which already act as informal retail centres, is not expected to alter. The addition of a new local centre at Kirk Hallam and South Stanton will require energy to be developed. However once established, the centres are not expected to result in high energy usage.	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.				
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The existing hierarchy (Long Eaton, Ilkeston, Sandiacre and Borrowash) is unlikely to alter the energy efficiency of new buildings. The neighbourhood centres (Breaston, Draycott, West Hallam Village and Little Eaton) already informally exist and their built form is not expected to alter from this Policy Option. The addition of centres at Kirk Hallam and South Stanton will present opportunity to consider energy efficient buildings, however this retail designation has no direct relation to this area.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	There is no link identified between the generation and use of renewable energy and the retail hierarchy.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	There is no link identified between the designation of a retail hierarchy and the development of community energy systems.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.</p>	<p>5. Will it ensure that buildings are able to deal with future changes in climate change?</p>	<p>The policy itself will not be able to achieve this as it is the responsibility of individual occupants, along with owners of buildings/units to consider whether their facilities are able to deal with future changes in climate change. This policy identifies and protects a retail hierarchy and matters of investment to retrofit for building resilience to climate change will be a business-by-business matter.</p>	<p>Neutral 0</p>	
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>1. Will it increase levels of air, noise and other types of pollution?</p>	<p>The identification of a retail hierarchy is unlikely by itself to increase levels of air, noise and other types of pollution. It will be up to individual companies, retailers and landlords to keep under direct review any omissions connected to their operations.</p>	<p>Neutral 0</p>	<p>Neutral 0</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>1. Will it minimise or mitigate flood risk?</p>	<p>There is no association between the designation of the retail hierarchy and the mitigation of flood risk. The town and local centres (Ilkeston, Long Eaton, Borrowash and Sandiacre) are already well established in terms of built form. It is noted that some of Sandiacre Local Centre and Long Eaton Town Centre is within Flood Zone 2. However as the centres are already largely built out and the policy designation does not seek to alter the built form of the centre, there is no immediate change in flood risk. In terms of the addition of SGA25, it is not the impact of a retail designation influencing any flood risk. Some of SGA25 falls within Flood zones 2 and 3 but it is unlikely that the local centre will be established in this area as it would be</p>	<p>Neutral 0</p>	<p>Neutral 0</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		better suited as a nature buffer corridor. Because of this, no impact is concluded. The addition of the retail designation at Breaston, Draycott and West Hallam what not impact on flood risk as the centres are already well established. Considering the neighbourhood centres at South Stanton, the planning approval stage would assess any flood risk. In terms of Little Eaton, this centre is already created and therefore there will be no further impact on minimising the flood risk.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	The designation of a retail centre has no relationship with the water quality in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	This does not propose any changes to water and its use in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	This option does not propose any changes to water and its use in Erewash.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	This option does not propose any changes to water and its use in Erewash.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	Out of the proposed designated centres, Sandiacre Local Centre and proposed Little Eaton Neighbourhood Centres are the only retail centres to cross over with a Source Protection Zone. The centres contain Zone 3 - Total Catchment. PZ3 is an area around a supply source within which all the groundwater ends up at the abstraction point (i.e. the point from where the water is taken). Given the wider distance between the centred and the point of abstraction, it is unlikely that any adverse impacts would be expected to occur as part of this designation, in particular because the built form of the Local Centre is already established. This policy option simply designates the centres and does not impact the already established built form.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	1. Will it help protect and improve biodiversity and avoid harm to protected species?	Due to the built-up nature of the presently designated town and local centres, there is minimal opportunity to help protect and improve biodiversity and protected species. However, the centres benefit from funding from central government funds and Section 106 contributions which may benefit environmental conservation and enhancements within the centre. For example the town centres recently benefited from the	Major negative -2	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		<p>addition of flower hanging baskets which can benefit pollinators. The addition of the neighbourhood centres to the hierarchy at Breaston, Draycott, West Hallam village and Little Eaton are also already well established, with the centres presently located on brownfield land. However the addition of a local centre at SGA25 will occur on greenfield land in the Green Belt. Habitat's present on the site include agricultural fields, clusters of trees and hedgerows, which will likely support an array of plant and animal life. SGA25 also includes priority species including lapwing and redshank birds. Broadleaved woodland also adjoins SGA25. Though it is expected that the site's development will take consideration to the biodiversity assets present, the construction of a local centre will have a negative impact on biodiversity. The developer will however be expected to ensure biodiversity net gains are achieved. Nevertheless the ability of the land to support biodiversity will be restricted when converted into a retail centre. The addition of a centre at South Stanton will be located on industrial land. No local wildlife sites or local nature reserves are located on the site. However, parts of the site fall within Priority Habitat for deciduous woodland DEFRA identified zones for farmland birds. Similar to the developer of SGA25, the developer of South Stanton will be expected to deliver a biodiversity net gain but nevertheless biodiversity will ultimately be lost when delivering the new neighbourhood centre. Therefore a major negative impact has been concluded.</p>		

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>2. Will it allow for biodiversity net gains?</p>	<p>This option includes the existing hierarchy of two town and two local centres. Also the addition of Breaston, Draycott, Little Eaton and West Hallam neighbourhood centres. The centres are already built out. Proposed development typically leads to biodiversity net gain as developers may be expected to contribute to the enhancement and conservation of biodiversity assets. No net gain is expected from the designation of these centres. The hierarchy adds a local centre at SGA25. Because SGA25 is a new housing site and will include the discussed local centre, the developer will be expected to deliver biodiversity net gains, particularly as the site is located on greenfield land. The neighbourhood centre at Stanton is also on a housing site which would require the developer to deliver net gain. However, it is expected that it the net gain will not be in relation to the centres and the retail hierarchy designation does not directly relate to biodiversity net gain. Therefore a minor negative is concluded.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the</p>	<p>3. Will it conserve and enhance the geological environment?</p>	<p>There is no relationship identified between the designation of a retail hierarchy and enhancements to the geological environment.</p>	<p>Neutral 0</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.				
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	For the existing retail hierarchy and additional neighbourhood centres, woodland cover is non-existent both within and nearby the designated centres. SGA25 does contain some woodland cover but is expected that the local centre will not be designated in an area of greater environmental importance as there are more sustainable locations within the site.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	The land-uses within town and local centres is highly competitive, with higher density buildings expected. For instance, two storey buildings which contain a mix of uses, such as retail on ground floor and residential units on upper floors. Green spaces/open spaces are not traditional uses within retail centres. However smaller green infrastructure elements, for instance pocket parks can be apparent in larger centres, typically city centre levels. In the context of the existing retail hierarchy and addition of the local centre at Kirk Hallam and new neighbourhood centres, it is expected that no new open spaces or green spaces will be provided via the retail designation. The south Stanton site does not presently deliver green / open space so no impact for this site is concluded. However, in the context of the local centre at Kirk Hallam, some green / open space will be lost to develop the centre. Therefore, a minor negative impact is concluded.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>6. Will it improve the quality of existing open space?</p>	<p>The designation of a retail hierarchy will not improve the quality of existing open space. Little, if any open space can be found within the present town, local and proposed neighbourhood centres. The addition neighbourhood centres at South Stanton and Little Eaton are not expected to deliver open space. The addition of Kirk Hallam local centre is not expected to deliver open space and will result in the loss of green belt. A minor negative is concluded.</p>	<p>Minor negative -1</p>	
<p>13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.</p>	<p>7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?</p>	<p>The continued protection of the existing retail hierarchy is not expected to encourage, protect or improve green or blue infrastructure network.</p>	<p>Neutral 0</p>	
<p>14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good</p>	<p>1. Does it respect or preserve identified landscape character?</p>	<p>The built-up areas of Ilkeston and Long Eaton Town Centre are not subject to landscape character areas as they are in the higher urbanised areas of the Borough. Sandiacre, Borrowash, Breaston, Draycott and West Hallam Village centres are already established, so provide individual character in their own right. However the continued protection of the existing hierarchy has little bearing on protecting the valued landscape</p>	<p>Neutral 0</p>	<p>Minor negative -1</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.		character. The addition of a local centre at Kirk Hallam and South Stanton all fall within a designated landscape character. The development of a new centre will be set within a much wider scale of development but has the potential to offer variation in the built form of the wider housing development.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	The built form of the centres at Long Eaton, Ilkeston, Borrowash, Sandiacre and the neighbourhood centres at the villages (Breaston, Draycott, West Hallam village and Little Eaton) is already well established. Therefore the impact of the additional centres being designated within the retail hierarchy would not have a negative impact on the visual amenity as no major changes are expected through the designation. However, the addition of a centre at SGA25 would alter the present landscape of the site, as its presently undeveloped greenfield land. It would be difficult to shield the visual impact of the local centre from surrounding areas. A neighbourhood centre at South Stanton would also alter the existing visual amenity. The site is presently a mix of active and disused industrial land and premises. The site is a former iron works and the landscape is largely recognised as industrial. Therefore a change in this use to retail through the designation of a neighbourhood centre would have an impact on the present visual amenity. Though not necessarily negative as it will involve the regeneration of a brownfield site with vacant land. Though there are additional impacts on the change in visual amenity in	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		comparison to Option three, Option four will still to have a minor negative impact on the visual amenity.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	The continued protection of the existing retail hierarchy will maintain the present level of local distinctiveness of both the townscape and local settlement character. The policy protects the use and building types within the centre which ultimately determines the character and feel of the centres. It provides an additional layer of protection to the new neighbourhood centres at Breaston, Draycott, Little Eaton and West Hallam which all contribute to the settlements' character. The addition of a local centre at SGA25 will enhance the local distinctiveness of the town scape and settlement character. As Kirk Hallam is expect to grow in settlement size, via the addition of approximately 1,300 homes at SGA25, the local centre can provide a centre with local distinctiveness and create settlement character in its own right. It will provide a protected centre for the community to interact with the townscape. The existing community of Kirk Hallam presently utilise the centres of Ilkeston and a non-designated shopping parade at Queen Elizabeth Way. The new local centre would provide an alternative centre and will contribute positively to the local distinctiveness of Kirk Hallam. The addition of a new neighbourhood centre via this option at South Stanton would have a negative impact on the local distinctiveness and settlement character. The areas is well established with industrial uses taking precedent.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		The protection of a retail centre at both locations will therefore harm this character. This reduces a major positive impact from Option Three, to a minor positive impact in this policy approach.		
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Some of the centres within this option are already established, in terms of their built form. These are Long Eaton, Ilkeston, Sandiacre, Borrowash, Breaston, Draycott, West Hallam village and Little Eaton. The protection of these centres via this policy option will not negatively impact the interrelationship between the landscape and the built environment and will just conserve their existing built form. This policy protection is not expected to increase the size of the existing centres. Due to their built up nature, the larger centres (Long Eaton, Ilkeston and Sandiacre), have little interaction with the landscape. However the addition of a local centre at SGA25 will impact the interrelationship between the landscape and the built environment. The local centre will be on a greenfield site which is presently farmland. This will cause the encroachment of the built form on the natural landscape and also impact the landscape character area of the site, which is discussed earlier in 14(1). Though the location of the centre is not yet established within SGA25, the centre may be buffered to reduce the impact of the built form on the landscape. For instance having a zone of trees and hedgerow between the edge of the centre / settlement and the open countryside neighbouring the site. Or positioning the local centre within the centre of	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>the site. The addition of a centre at South Stanton would alter the landscape from industrial/ vacant industrial units into a retail centre. The protection of the retail hierarchy may enhance the interrelationship between the built environment and landscape as a neighbourhood centre is less disruptive and less industrial in contrast to the surrounding countryside. Nevertheless the retail designation overall with still have a minor negative impact.</p>		
<p>15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.</p>	<p>1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?</p>	<p>Yes. The majority of the proposed designated centres contain a conservation area (Long Eaton, Ilkeston, Sandiacre and all of the proposed neighbourhood centres). Conservation areas are presently protected by a different policy relating to the historic environment. The additional protection of this retail policy option would protect the units land use and built form from certain alterations which contributes greatly to the historic environment and their settings. Though this policy option is not proposing a change to the existing hierarchy, it conserves the existing historic environment and present heritage assets and the accumulation of centres which fall within conservation areas, contributes to a major positive impact. South Stanton does not presently fall within a conservation area as there is little established in terms of heritage. Therefore for those two centres, this option is not expected to conserve and enhance the historic environment / assets. The addition of a local centre at Kirk Hallam is not expected to conserve / enhance heritage assets as</p>	<p>Major positive +2</p>	<p>Major positive +3</p>

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		it is located within a proposed housing development.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	This option will strengthen the local character and distinctiveness of the landscape/townscape character. For example, both Long Eaton and Ilkeston contain historic market places which are protected by this retail designation. The neighbourhood centres (excluding South Stanton) do have a sense of character and distinctiveness as they all contain conservation areas, which are recognised for their sense of heritage and local distinctiveness. The protection of the centres via policy adds an additional layer of conservation of the built form. The addition of a local centre at Kirk Hallam will alter the present landscape, as it's currently a greenfield site, consisting of agricultural land. The retail designation may strengthen Kirk Hallam's character as the centre can provide a focal point for the community. The designation of a centre at South Stanton will alter the local character and distinctiveness. Both sites are traditionally industrial in use, which contributes to their distinctiveness. Therefore a change in use to retail would harm the distinctiveness of the two sites. Overall, a minor positive impact is concluded.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture	3. Will it provide better opportunities for people to access and understand local heritage and to	This policy option is unlikely to achieve this. Though the town and local centres contain some heritage assets, for instance buildings linked to the heritage of the centres, there is no present activities occur which would encourage local residents' to understand and access this heritage, other than simply interacting with	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and heritage.	participate in cultural activities?	the built form throughout the streetscene. The addition of a centre at Kirk Hallam is not expected to provide better opportunities either.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similar to the answer discussed in the previous question at 15(3). There is no direct relationship between the designation of a retail hierarchy and protecting and improving access and enjoyment of the historic environment.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	The town and local centres are not typically located in areas of high archaeological importance. Present Saved Planning Policy EV10 protects RIGs (Regionally Important Geological sites), none of which are located within the presently designated centres. Furthermore, Erewash's archaeological assets are typically located in more rural areas, not associated with the built environment in the retail centres. Therefore, there is no link between the conservation and enhancements of the archaeological environment and this policy option.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	All of the centres, excluding South Stanton and Kirk Hallam, are already established in terms of their built form. Therefore the consumption of raw materials would be minimal and only likely in the event of alterations to the existing built form in the present town and local centres. Typical uses within the retail centres do not use high amounts of raw materials. The addition of allocated a centre at Kirk Hallam and South Stanton	Major negative -2	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>would increase the consumption of raw materials in the short term, as the centre will be built out on a greenfield sites which presently has a lack of infrastructure in place to support this. However it expected that the building of the centre would be constructed in way to reduce raw material consumption. Also once established, the centres are no expected to utilise a high amount of resources.</p>		
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>2. Will it promote the use of sustainable design, materials and construction techniques?</p>	<p>Regarding the proposed centres in this option (excluding the new local centre at Kirk Hallam and South Stanton), the built form is already established and therefore the consumption of raw materials would be minimal on likely in the event of alterations to the existing built form in the present town and local centres. Typical uses within the retail centres do not use high amounts of raw materials. The addition of allocated a centre at South Stanton and Kirk Hallam (SGA25) would increase the consumption of raw materials in the short term, as the centre will be built out on a greenfield sites which presently has a lack of infrastructure in place to support this. However it expected that the building of the centre would be constructed in way to reduce raw material consumption and could promote sustainable design.</p>	<p>Minor negative -1</p>	
<p>16. Natural Resources and Waste Management To prudently manage the</p>	<p>3. Will it result in additional waste?</p>	<p>This is similar to the answer in the previous question. The designation of centres at Long Eaton, Ilkeston, Borrowash, Sandiacre, Breaston, Draycott and West Hallam village are already well established in terms of</p>	<p>Minor negative -1</p>	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural resources of the area including soils, safeguarding minerals and waste.		built form. This policy option gives them protection and the discussed centres are not expected to generate additional waste. The addition of SGA25 would initially create additional waste as the centre would need to be built-out. However once established, the new local centre is not expected to generate large amounts of waste. Therefore a minor negative impact is concluded.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Town, local and neighbourhood centre operations typically do not produce or handle hazardous waste. The creation of the local centre at Kirk Hallam and neighbourhood centre at South Stanton is not expected to generate hazardous waste either.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The retail hierarchy has no relationship with protecting the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	6. Will it prevent the loss of greenfield land to development?	This option includes town, local and neighbourhood centres being located on brownfield sites. Though the protection of the town and local centres does not directly prevent the loss of greenfield land to development, there is opportunity to divert development from greenfield sites to brownfield sites for	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.		redevelopment. This is subject to proposed land uses being suitable within a traditionally retail environment. Though it is recognised that the nature of town and local centres is changing with greater diversification expected within the leisure and residential industries. In addition to this, the development and designation of a local centre at SGA25, this will have a negative impact on greenfield land, as it will be lost through the centre's development.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The retail centres within the proposed hierarchy which fall within an identified mineral resource location are Ilkeston, proposed West Hallam Neighbourhood Centre, proposed Stanton Neighbourhood Centre and the area suitable for Kirk Hallam Local Centre. Mapping from the Coal Authority highlights mineral resource issues to consider which include the Abandoned Mines Catalogue, a high risk area, surface coal resources area, probable shallow coal mine workings and coal outcrops. Because Ilkeston Town Centre and the retail precinct at West Hallam is already well established, the location within the listings is not identified as an issue as it is unlikely that any mining will commence in this area due to its established role for retail provision, amongst other uses. Furthermore, should the Centre be converted to mineral-extraction related uses, the established built development through the retail centres would suffer greatly and would result in economic, social and environmental harm. In relation to the Local Centre at Kirk Hallam and proposed Neighbourhood	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		<p>Centre at Stanton, because of its location, the Coal Authority would likely be consulted should an application come forward to develop retail at this site to accompany the proposed housing allocation. It is likely that any issues arising from the mining potential and history will be mitigated and incorporated within future development plans. Additionally there is opportunity to extract minerals at the site for Kirk Hallam Local Centre. However, this land is not included in the Derby and Derbyshire Minerals Local Plan and due to its proximity to residential areas, it is considered that mineral extraction at this location is highly unlikely throughout the Local Plan period. However there is also potential to extract minerals at the site which contains Stanton Neighbourhood Centre and due to its location within industrial and employment areas (including Quarry Hill Industrial Estate), mining may be a suitable option before development would occur. Nevertheless, this land is not included in the Derbyshire Minerals Local Plan, so therefore is unlikely to occur. Also, Stanton Neighbourhood Centre covers a very small area, in comparison to the larger Regeneration Site which delivers housing and employment opportunities. Therefore mining at this scale would be unviable.</p>		