

Site: SGA1 - Acorn Way

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

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

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2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long term. However construction activity associated with implementing a site of this scale would be likely to provide a short term boost to employment opportunities locally.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some temporary job opportunities would be expected to arise through delivery of the site as considered at 2(2) however such opportunities are unlikely to benefit rural productivity specifically. No other facilities or services are likely to form part of the site which would contribute to rural productivity in terms of employment opportunities. Development of arable land poses a risk against this criteria question however because the land is rated as 'average' in agricultural land classification, this risk is very minor.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide for land and buildings of a type required by businesses.	Neutral 0	Neutral 0

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

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the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for related land uses.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in a moderate additional population that would be reliant on the use of existing nearby facilities within Derby City. This is because the site would not be in a position to accommodate retail provision due to its limited scale and associated viability constraints. This would provide additional expenditure capacity to Derby City.	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 location of the site adjacent to Derby City means that an increased proportion of the population within the plan area will be able to access services and facilities through active means (walking and cycling) and this will help to promote healthy lifestyle choices. Whilst the site is not of a scale likely to support health facilities, a housing development would be expected to provide a network of green space which is publically available	Minor positive +1	Major positive +3

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		and not provided by the land in its current form which would provide additional opportunities for active movement and travel across the site.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The sites location adjacent to Derby City which contains extensive existing facilities does provide for enhancing the proportion of the Borough's population who can easily access facilities, resulting in minor improvement to overall access.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site itself incorporates and is adjacent to Public Rights of Way into Erewash countryside around Locko Park and gardens which provide for existing opportunities. The provision of 600 dwellings on site is likely to detract from the attractiveness of engaging with routes within the site to external populations, but does represent a relatively low density. This indicates potential for the incorporation of a network of green spaces and related assets that would provide additional opportunities for informal recreational physical activity.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	No formal open space is present within the site so development of the site would not improve existing open space. As such and given the scale and relatively low density of the site and potential for integrating a network of open space, development is likely to result in a net increase in open space provision. Given the	Minor positive +1	

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		absence of existing publically accessible open space within the site at present, opportunities to enhance the quality of existing open spaces are unlikely to arise.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is largely arable and able to accommodate food growing opportunities. As a result, development on this land would directly reduce local food growing opportunities. The land is rated 'average' in arable classification and the site is of a moderate scale and this limits the negative impact on this criteria question.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	The potential delivery of around 600 dwellings at this location would result in the urbanising of rural land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to increase and with it the fear of crime in the locality when compared with current levels of incidence on the land as would be expected with an expanded population. The opportunity to reduce incidences and fear of rural crime is outweighed by the effects of urbanising the land.	Minor negative -1	Major negative -2
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The land upon which this site would be delivered does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern and development of the site would result in a much expanded built environment on predominantly rural land. Whilst new development would seek to address	Minor negative -1	

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		safety and security concerns in the design and implementation stages, it would not be able to alleviate all and as such, delivery of the site would result in a net-increase in potential for safety and security issues relating to the built environment when compared with the existing scenario.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to Derby City means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development of this scale is likely to provide the impetus for such enhancements.	Major positive +2	Major positive +3
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Delivery of this site would result in a notable increase in population adjacent to Derby City. This will increase the proportion of the overall plan area population able to easily access and engage with community activities at facilities within it. The site would be too limited in scale to provide any additional facilities however and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.	Minor positive +1	
7. Social Inclusion To promote and support the development and	3. Will it increase the number of facilities e.g.	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints associated with this however development of the site	Neutral 0	

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growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	shops, community centres?	would not put at risk any existing facilities either.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The site would not be of the scale required to provide a new school, however it would be expected to make sufficient contribution to the existing educational system to support the additional population generated by the site.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population making use of enhanced transport infrastructure provided by the adjacent conurbation however will be unlikely to be in a position to provide specific new infrastructure measures which result in wider network benefit given the relatively modest scale of development and need to maintain positive viability.	Minor positive +1	Major positive +3
8. Transport To make efficient use of the existing transport infrastructure, help	2. Will it help to develop a transport network that minimises the	The location of the site adjacent to the city would enable access to a significant range of existing facilities and services at its defined retail centres via sustainable forms of travel – including walking and cycling and this	Minor positive +1	

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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.	impact on the environment?	would significantly contribute to development of a transport network which minimises impact on the environment. However, this positive effect is constrained in view of the sites likely inability to provide new facilities internally and the required expansion of the network into the countryside which will result in some adverse risk to the environment.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site adjacent to the city will enable access to jobs, facilities and services to be achieved via means other than the private car. Ultimately however, the development would result in additional car usage relating to an expanded local population on land which currently does not contain any significant car use – generating uses; the proximity to facilities and limited scale of the site however limits this effect relatively.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale and the need to retain positive viability. However, due to the sites location adjacent to the city and the wide range of provision within it, development of the site would result in an increased proportion of the Borough's population able to easily access facilities.	Minor positive +1	

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9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	The site is almost exclusively greenfield in its classification, so development at this location would not make efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Site survey concludes that much of the grassland which extends across the site is of low biodiversity interest which, if degraded further through development, would not pose an ecological constraint. Overall, of particular importance across this site are hedgerows, mature trees, rough grassland and scrub patches. Development would inevitably impact conditions and need to consider the retention of these habitats - although masterplanning of the site will be able to advise further how these features could be integrated into a development layout.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A sizeable development scheme consisting of around 600 homes would inevitably result in additional energy use owing to the land's undeveloped, greenfield status. The potential provision of energy to several hundred new homes would see a steep increase in energy usage by occupants of all domestic buildings across the site. Whilst community energy schemes have the possibility of being pursued, this would still result in a notable increase in energy use in excess of the current baseline level.	Major negative -2	Neutral 0

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10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of such a large number of new homes would make a notable contribution to the energy efficiency of building stock within the plan area. The proposed development size would see the addition of more than 1% of the current number of dwellings in Erewash, and it would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites such as Acorn Way have the potential to support the generation and use of renewable energy because of the high scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can supply energy back to networks. However, masterplanning will be required to understand the level of potential.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising several hundred new homes do offer much greater opportunities to explore the practicalities of introducing community energy systems where the potential of scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the	Neutral 0	

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renewable sources.		level of scope for the implementation of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes and other facilities that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of sizeable stock at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Development of this scale would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the introduction of vehicular trips to a previously undeveloped site. However, the construction and occupancy of on-site buildings would see a rise in pollution emissions. Although with new buildings all likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and materials.	Minor negative -1	Minor negative -1

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12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	The site is located wholly within the Environment Agency's Flood Zone 1 signalling that flood risk in this general area is low. Some watercourses are present within the area, with the Oaklands Brook forming the south-eastern boundary of the site. This itself is a tributary of the Lees Brook, a larger watercourse that flows in the direction of the River Derwent. With low flood risk, it is not expected that development would worsen the current flood probability. However, a development of this scale would compromise the ability of the current fields to naturally assist with the drainage of rainwater into the ground and thus, the removal of fields to accommodate new housing would limit the performance of the site to continue its current role – even with the inclusion of Sustainable Drainage Systems.	Minor negative -1	Major negative -4
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. With the Oaklands Brook flowing along the perimeter of the site, the urbanisation of land caused by construction of housing within its vicinity would threaten to impact on the quality of water. This would not be directly caused by improper discharges into the Brook, but the altered subterranean hydrology that could no longer fully rely on undeveloped fields absorbing rainwaters through natural drainage processes. The site is within the catchment of Breadsall Cutting SSSI. The SSSI is sensitive to changes in water quality and water dependency, so any future development will need to	Minor negative -1	

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		carefully consider how surface and foul water will be handled to avoid impacts.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	A site consisting of several hundred new homes is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Despite improvements in water efficiency, development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	Following directly on from 10(3) above, there is little scope for water conservation owing to the scale of development in the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	The site currently consists completely of greenfield land with the Oakland Brook passing alongside its south-eastern boundary. Without mitigation, development would possibly affect Water Framework Directive status or the adjacent watercourse mentioned above. The urbanisation across a sizeable amount of land has the potential to see a deterioration in water quality through alterations to the hydrological pathways water would	Minor negative -1	

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		follow in order to permeate the ground through natural processes.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible development would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	As described at 9(2), other than the small sections of hedgerow which run across the site, there is little of ecological significance contained within the site. Along the south-eastern boundary, a non-statutory Local Wildlife Site (Oakland Brook) is present. Whilst survey will be necessary to assess the possible presence of protected species, the habitats existing across the majority of the site are few in quantity and relatively low in quality. Potential development would therefore not be likely to impact on-site biodiversity, although development should help to protect the setting of the Oakland Brook Local Wildlife Site by maintaining a stand-off zone to enable it to continue its ecological function and maintain its value. The site is adjacent section 41 priority habitat, an opportunity to create similar habitat on site would buffer and expand the existing lowland meadow.	Neutral 0	Neutral 0
13. Natural Environment,	2. Will it allow for biodiversity net	Notwithstanding the relative lack of biodiversity and ecological assets described by 13(1), the site is	Neutral 0	

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Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	gains?	spacious enough to incorporate biodiversity net gain within the site in the event that this is required. However, site masterplanning will be necessary to show how enhanced biodiversity can be delivered as part of any future development. It is thought the site could contain soil types suiting the creation of seasonally wet pastures and woodland. Any environmental enhancements should consider creating these habitats types owing to the site's conditions.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a large area of land could influence modest alterations to the geological environment.	Minor negative -1	
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?	The site displays little woodland except for hedgerow trees found lining the fields within the site's boundaries. As such, development would not expect to impact too adversely on the continuation of on-site woodland – although the internal layout of highways around the site would likely result in the removal of some sections. Given the sizeable site area, there may be opportunities for planting of new woodland to deliver any requirement for biodiversity net gain, and also to	Neutral 0	

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natural environment.		improve the environmental conditions across the site.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	A development of 600 homes would be expected to provide a generous proportion of open and green space across the site. With the land currently privately owned, a strategically-sized housing development should provide a variety of new spaces to help with the recreational and amenity needs of potential future residents, whilst also helping deliver a high quality built and semi-natural environment.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	With the land privately owned, albeit accessible via public rights of way, there is no formal or informal open space within the site's boundaries. As a result of this, development would not serve to improve the quality of existing open space.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	The site is situated away from the principal elements of Erewash's Blue and Green Infrastructure network. As such, development of the site would not influence much alteration or improvement in the existing Borough-wide network. However, there is scope to provide more legible non-motorised routes off-site, across Acorn Way into the surrounding countryside.	Neutral 0	

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14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within two landscape character areas; the South Yorkshire, Nottingham and Derbys Coalfield and the Trent Valley Washlands. The northern section of the site is within the Plateau Estate Farmlands type, with the southern section located in the Lowland Village Farmlands type. The site is reasonably symptomatic of the characteristics of both landscape types and areas it straddles. As such, development would bring about a marked change in landscape character to this site with 600 new homes across the land creating a new sense of urbanisation, even with the potential for the establishment of on-site tree planting and provision of green spaces.	Major negative -2	Major negative -3
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	By virtue of the dense screening of trees that surround the site, the land here is rather obscured as seen from adjacent highways. As such, the privacy of the site makes a limited visual contribution to its immediate surrounds. Development would of course alter this, and whilst the retention of trees around the periphery of site boundary would be strongly encouraged, the formation of new access points into the site will open up views into it. Masterplanning and site layout will naturally promote a positive visual amenity for any future development, but the urbanising of the land will on balance be detrimental to current views possible across the site – including for those with adjacent properties west and south of the site.	Minor negative -1	

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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 nearest built development is a linear line of properties on the western side of Morley Road which face towards the site. Beyond this is the Oakwood housing estate developed across the 1980s and 90s. As such, the largely modern nature of the neighbouring built-up area does not give rise to any particular local distinctiveness in the surrounding townscape. Development would therefore not affect negatively the predominant settlement character found in the locality.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Currently there is a hard urban edge formed by Morley Road with the built-up area of eastern Derby on one side of the highway and the site, with a handful of buildings located upon it, on the other. Development has the potential to create a more blended, softer edge to the Derby built-up area through the use of greenspaces and creative landscaping. However, the eastern extent of the site is formed by Acorn Way. So, this in itself acts as a similar physical boundary to Morley Road – so the interrelationship would be improved to some extent, but development would still face the same issues with forming connections to landscape situated beyond Acorn Way.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture	1. Will it conserve and enhance the historic environment, designated and non-designated	No statutory or non-statutory heritage assets are located nearby to the site. As a result, development would not be likely to have any impact on even the closest heritage asset. Any future development would not therefore play any role in conserving and enhancing the historic environment.	Neutral 0	Neutral 0

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and heritage.	heritage assets and their settings?			
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	Further to 15(1) and 14(3), with little distinctive character evident in the wider surroundings to the site, development would be unlikely to have any impact on maintaining or strengthening landscape and townscape character concerning local heritage assets.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	With limited heritage assets located within the vicinity of the site, development would not be expected to provide better opportunities for residents to access and understand local heritage. The creation of better, more legible routes beyond Acorn Way out into the surrounding countryside offers residents scope to link with the rights of way network and access assets such as Locko Park and other historic assets across Erewash.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similarly to 15(3) above, the site can play a limited role in improving access and enjoyment of the historic environment further afield. Development could bring better, more legible green links with the surrounding areas – allowing improved access to the rural network of public rights of way and existing green infrastructure corridors. However, the distance between the site and the main trails, which link to historic assets, mean that	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		improvements are limited in scope.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist only of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce its impact on the environment.	Neutral 0	
16. Natural Resources and Waste	3. Will it result in additional waste?	Development of the site would be expected to have a sizeable impact in additional waste being created from	Major negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.		all domestic buildings given the scale of new development possible.	-2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans a significant expanse of average (Grade 3) quality farmland as assessed and presented by the agricultural land classification. This means any development would not impact on the loss of the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. The site encompasses a sizeable area of previously undeveloped grasslands. Whilst green spaces would be incorporated into a development, it would not mitigate against a substantial loss of greenfield land.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.				
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site just encroaches into the Coal Mining Reporting Area in which the Coal Authority actively monitors activity. Despite this, no data exists suggesting either past mining activity or that reserves exist under or close by to the site. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	

Site: SGA2 – Land at Beech Lane, West Hallam

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approximately 228 residential units would be expected to deliver more diversity in housing stock across the rural area of the Borough. The ability to deliver affordable housing in an area where house prices are generally higher than the Erewash average is likely to make a positive impact in increasing the affordability of residential stock. The average house price in West Hallam was recorded as £262,595 in April 2021.	Minor positive +1	Major positive +2
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site could potentially reduce the number of unfit/vacant homes by contributing to an enlargement of the overall stock of residential accommodation in Erewash. The delivery of a sizeable number of new homes may focus attention elsewhere on those homes in the Borough's existing stock that are unfit for occupancy/long-term vacant - although the potential development of approx. 228 homes is not expected to demonstrate a strong relationship to this SA question.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	The site adjoins the village of West Hallam. The development would increase strain on present local infrastructure. West Hallam has a small shopping precinct including a small supermarket, doctors, hairdressers and takeaway. This may be sufficient to support the additional houses. The site adjoins Derby Road (A6005) which is likely to be able to maintain acceptable traffic flows. However there may need to be some highway improvements to the local road network to maintain acceptable traffic flows and the delivery of green spaces on-site to establish high levels of residential amenity and create biodiversity. There may also need to be investment in local health care and school infrastructure. A development of this size would be expected to contribute to infrastructure improvements via a S106 developer contribution.	Minor positive +1	
2. Employment and Jobs To create employment	1. Will it improve the diversity and quality of jobs?	The diversity and quality of jobs available will improve in the short term due the requirement for construction and sales of the proposed dwellings. Long term, the	Neutral 0	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		development of this site is not expected to contribute greatly to the diversity and quality of jobs available in this part of the Borough.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	Delivery of this site will result in a short-term boost to employment to allow for the development and construction of the site. Long term, the development of this site is not expected to contribute greatly to reducing levels of unemployment.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	There will be a short-term improvement to rural productivity in terms of employment opportunities as a result of associated construction activity locally. However the site is located on agricultural land and would result in some negative effects on rural employment – such as within the agricultural sector with lost farming land, and therefore rural productivity – due to the re-purposing of such land for housing development. However, this site is located on low-grade agricultural land so the impact is not expected to be too harmful.	Minor negative -1	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support	1. Will it provide land and buildings of a type required by businesses?	The small size of the development site does not lend itself to a mixed-use development, therefore it is not expected to provide land and buildings of a type required by businesses.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	2. Will it provide business/university clusters?	The small size of SGA2 does not lend itself to providing business/university clusters.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	The site is only expected to deliver new housing and required infrastructure (such as open space, school places and improvements to highways). Therefore, the site is not expected to deliver employment opportunities in high knowledge sectors.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high	4. Will it encourage graduates to live and work within the Plan area?	The site is only expected to deliver new housing and required infrastructure (such as open space, school places and improvements to highways). Therefore, the site is not expected to deliver employment opportunities that would encourage graduates to live and work within	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality modern economic structure including infrastructure to support the use of new technologies.		the plan area.		
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The size of SGA2 does not warrant itself to providing for any major forms of infrastructure owing to its relatively smallness, whilst also wholly focused towards delivering housing development.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	The nearest designated centre to SGA2 is Ilkeston Town Centre. By enabling growth to West Hallam village and within close proximity to the town centre, a growing population would be able to support and contribute both economically and socially to its function. New residents may travel to the town centre to access services and amenities. This would boost the vitality of Ilkeston as additional visitors generate further revenue that contributes to the vibrancy of the area. The 2018 Town Centre Health Check identified the potential to designate the shopping precinct in West Hallam off The Village as a neighbourhood centre. Should large-scale residential development occur at West Hallam the	Minor positive +1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		protection of the centre would protect its use for retail and encourage suitable retail uses to help support the new housing. A fully occupied retail centre with a diverse range of uses, such as those presented at West Hallam presently, would attract visitors that ultimately contribute to a vibrant centre.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The nearest doctor's surgery is located at the Village. The new residents would be able to utilise these facilities as the site is located adjacent to the settlement of West Hallam. However there would be likely no provision from the development of SGA2 to enhance these facilities.	Neutral 0	Major positive +3
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	SGA2 is located adjacent to a settlement (West Hallam) which has health facilities. There are no clear access constraints for the new community to access these.	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?	Existing facilities are more limited in supply within rural areas and would be placed under greater pressure in the event of significantly expanded populations. However, a proportion of the approach includes development at a scale that could attract the provision of new recreation assets in areas that currently have limited supply. SGA2's development may include strong links to surrounding green infrastructure corridors and provide recreational facilities such as a child's play park, generated through Section 106	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		contributions. To the west of the site, there is a Public Right of Way which links onto the Borough's wider network.		
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?	Developing housing at SGA2 could include new open space within the development site. Therefore, SGA2 could have a positive impact on this objective. However, the site is located in the Green Belt and countryside, with public rights of way nearby, so in effect would result in the loss of open space that the general public can currently access. This limits the potential positive effect resulting from the creation of new open space.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	SGA2 is located on farmland that contributes to local food opportunities. However the rating of the value of this land is rated as poor, therefore is not expected to create a great loss 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 development of SGA2 that in general is untouched by traditional 'urban' forms such as employment, housing or industry. Therefore there will be very little associated crime, or fear of crime at present linked to this site. There may be some potential to reduce forms of rural crime (e.g. theft from farms or wildlife crime) through the approach, but it is considered this is far outweighed by the likely increase in crime and fear of crime that will be experienced as a result of the introduction of a significant established population	Minor negative -1	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		associated with the approach. Given the scale of development proposed, there is the potential for SGA2's development to have a minor negative impact.		
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 development of SGA2 would result in a parcel of agricultural land untouched by traditional 'urban' forms (such as employment, housing or industry) being transformed into a housing site. There is very little present in the way of 'built environment' and there are no known safety issues arising from its present use as agricultural land. Though the development of the site for housing is not expected to induce crime directly, the risk of crime does increase as a population moves into the site that may slightly reduce the safety and security of the built environment on this site.	Minor negative -1	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	The development of SGA2 could occur in a way to complement existing cultural assets. For instance, development could assist assets that are present within West Hallam village. Connections such as footpaths between the site and nearby assets could be created to enhance local population's access to the assets. However, any positive impacts on the protection and enhancement of existing cultural assets are only expected to be minor.	Minor positive +1	Major positive +2
7. Social Inclusion To promote and support the development and growth of social capital	2. Will it improve access to, encourage engagement with	The development would result in an increase in West Hallam's population and the development may provide spaces for community activities such as green open spaces. However, the level of resident satisfaction that	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	and residents' satisfaction in community activities?	the development can deliver is unknown – although new facilities such as open space where community facilities would be held can be shared by new and existing residents that would be likely to result in an upturn in the community's view of their satisfaction with local 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 development of is unlikely to increase the number of local facilities due to its size.	Neutral 0	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The size of development may warrant a developer to contribute towards the need for additional school places generated by the establishment of a new community created at SGA2. The development is only expected to contribute to the existing educational system as required.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help	1. Will it use and enhance existing transport infrastructure?	The addition of approximately 228 houses would rely on the existing transport infrastructure and development would be expected to mitigate impacts where appropriate.	Neutral 0	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.				
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	2. Will it help to develop a transport network that minimises the impact on the environment?	The development of housing at SGA2 may include section 106 contributions aimed at delivering more sustainable travel, such as improvements to cycle and walkways. The location of SGA2 being adjacent to a village also means reduced access to public transport networks which are more comprehensive in the more urbanised areas, such as Ilkeston. Therefore, new residents of the development may be required to utilise private vehicle transportation to access services. The development is therefore not likely to contribute significantly to minimising the impact of the transport network on the environment.	Minor negative -1	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	It is expected that the development of SGA2 would increase the number of journeys undertaken by private cars in view of the relatively rural location of West Hallam. Residents will likely travel to the neighbouring town of Ilkeston for amenities and to access services as the housing development at SGA2 is not expected to provide all necessary day to day services for residents to access sustainably (e.g. on foot or via cycling).	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	A combination of the site's location away from the cities and towns and its relatively smaller size means it is unlikely to increase accessibility to services and facilities.	Neutral 0	
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	No. The site is located in the Green Belt on agricultural land measuring 6.5ha in size and is therefore not classified as a brownfield site and does not make efficient use of brownfield land.	Major negative -2	Major negative -3
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	There are increased risks to biodiversity interests resulting from the development of SGA2. Given the predominantly natural and rural status of land required to deliver the site, the options are limited to minimise any adverse impacts on biodiversity value. However, developers will be expected to deliver biodiversity net gain. Nevertheless, biodiversity will be lost through this development; therefore, a minor negative impact is likely.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop	1. Will it result in additional energy use?	The development of SGA2 will result in additional energy use to create and then heat all new dwellings. Also, energy will be used to create and modify existing infrastructure such as roads. Because of the location of	Minor negative -1	Minor positive +1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
low-carbon energy resource, reducing dependency on non-renewable sources.		the development is within West Hallam, the population may have limited access to services so may need to utilise private car transport to access the full range of services and facilities required which are typically found in larger towns, such as Ilkeston.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of this number of new homes would make a notable contribution to the energy efficiency of building stock within the plan area. It would be expected that each new property would be constructed to higher levels of energy efficiency in line with national building regulations.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	There is potential for SGA2 to include the generation and use of renewable energy including through larger-scale interventions (for example, development of community energy systems – see 10(4), or centralised power generation). However this decision would be up to the site owner, and there intentions regarding this matter are not presently known.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	4. Will it support the development of community energy systems?	There is potential for the development to implement community energy systems. However, the small-scale of any future development makes it unlikely for this to occur. Also, this decision would be up to the site owner, and there intentions regarding this matter are not presently known.	Neutral 0	

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.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Any new development will be subject to climate change policy, guidance and building regulations stipulating the standards to which construction should be undertaken. This includes in relation to flood risk. The construction of new dwellings in this way will apply through any of the approaches being considered. However, comprehensive and large-scale development does provide additional opportunity to integrate measures such as community energy systems as discussed at 10(4). Additionally, comprehensive development does present the opportunity to incorporate substantial climate change mitigation measures, such as site-wide urban drainage solutions, which would otherwise be unattainable (for example, through incremental and smaller-scale development). There is increased potential to ensure buildings are able to deal with future changes in climate change through this approach. However, the locating of SGA2 on greenfield land, does offset some positive outcomes from this effect.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	A development of this scale would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the introduction of vehicular trips to a previously undeveloped site. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. There is thought to be adequate scope to limit increases through	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		innovate construction techniques and materials.		
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?	SGA2 is located in Flood Zone 1. Development would compromise the ability of the current fields to naturally assist with the drainage and soakaway of rainwater into the ground. The removal of permeable fields to accommodate new housing would limit the performance of the site to continue as a natural drainage system. Future site promoters should be encouraged to incorporate sustainable urban drainage systems to mitigate future flood risk.	Neutral 0	Minor negative -1
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. There appears to be no known watercourses within or within close proximity to SGA2.	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?	A site of this scale is unlikely to assist with the conservation of water given the likely demand arising from the domestic properties. Therefore, development would not help to conserve water in any way and would see a net increase in local usage.	Major negative -2	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water	4. Will it improve or help to promote water efficiency?	Following directly on from 10(3) above, there is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
quality.		efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of homes would see each property benefit from passive water efficiency measures and technology.		
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	There are no identified watercourses on the site. The change of use from agricultural fields to a housing development could have implications on water filtration, such as run-off. However, the development would be expected to incorporate sustainable drainage systems within the design.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible development would harmfully impact the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	1. Will it help protect and improve biodiversity and avoid harm to protected species?	Development of the site could potentially threaten some forms of biodiversity and risk harm to protected species. Whilst no statutory or non-statutory ecological assets are present within the site's boundaries, habitats such as hedgerows, trees and ponds help to support a diverse range of wildlife. A detailed ecological survey would be required to establish the on-site presence of protected species, but it is realistic to think that the habitats present around the periphery and across the	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		site would help to support such species. The development does offer some prospect that biodiversity can be improved at targeted locations either within the site or off-site, in relation to the requirement to achieve biodiversity net gain from new developments.		
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?	<p>The size of the site offers scope for net gain in biodiversity to be incorporated within the site boundary. Good practice (including the use of Natural England's biodiversity metric tool) strongly encourages major new development to deliver net gains either on or off-site. There are presently no statutory or non-statutory environmental designations on or adjoining the site. There is a small area of woodland located directly adjacent to the south-eastern corner of the site. This is identified as priority habitat inventory by DEFRA and is classified as deciduous woodland. There may be opportunity to concentrate net gain in the woodland and possibly expand the woodland into neighbouring land. However opportunities are limited, therefore an off-site biodiversity net gain contribution may be necessary. The dwelling number of 228 homes has been calculated on a 35dph (6.5ha site). This allows for infrastructure provision such as road networks, access and garden space. However, it does not take full account for allocating an acceptable sized area for biodiversity net gain. Therefore in order to deliver an onsite net gain, the dwelling numbers may need to be reduced, which could impact the viability of the site coming forward. Nevertheless it is likely that any</p>	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		biodiversity lost at this site could be replaced and enhanced.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of roads etc.). Whilst no Regionally Important Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across the land could influence modest alterations to the geological environment.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	The site does not display extensive areas of woodland cover and any resulting need for its management. Intermittent trees are evident along some of the boundary lines, which are expected to be maintained in the event of development. A general absence of woodland cover means that development would not result in the loss of coverage across the site; however, the potential for hedgerow trees to be removed to accommodate a new development would have a negative impact. Compensatory net gain could involve tree planting to improve the overall number of trees, but details around this mitigation measure are currently unplanned/unknown. There is also opportunity to contribute to the nearby woodland, in terms of net gain.	Neutral 0	
13. Natural Environment,	5. Will it provide new open space or	Development of this site would be expected to make provision to serve new residents. Provision would be	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	green space?	required to support residents' informal leisure and recreational activities whilst the incorporation of green space would contribute towards a 'greening' of the site and offer scope for the creation of biodiversity. This would also benefit a high quality urban public realm.	+1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site and the land is private. As such, any development would help to create new areas of open space, which as described at 13(5) display a range of benefits. Public Rights of Way are located nearby the site, enabling access away from West Hallam into the surrounding countryside. The fields crossed by the Public Rights of Way are privately owned, are in agricultural use and do not make any contribution to the network of existing open space.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	This development presents an opportunity to incorporate elements of new and/or improved blue and green infrastructure to help connect the site to the Borough-wide network. However it is severed by a road, which may make contributions to connections for pedestrians and bikes more difficult.	Neutral 0	
14. Landscape and Built Environment	1. Does it respect or preserve	Development at this site would undoubtedly alter to a substantial degree the landscape character evident in	Major negative	Major negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	identified landscape character?	this part of the Borough. The Landscape Character Area is South Yorkshire, Nottinghamshire and Derbyshire Coalfield Type – Coalfield Village Farmlands. The landscape is presently in a traditional form that conforms to its landscape character area, with the site being agricultural land. It is noted that small villages are a notable feature of this type but the increase in dwellings that this site would result in West Hallam becoming more than a small village by extending outwards. The development of this site would result in urbanisation encroaching into the countryside and therefore would fail to respect or preserve the identified landscape character.	-2	-5
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development of the site would have an impact on visual amenity to the current appearance consisting of enclosed agricultural fields. Development at the site has the potential to make a positive impact visually, with thoughtful and creative landscaping of green spaces and positive design of new buildings. However, the land currently provides a largely open setting for the southern side of West Hallam across farmland that can be considered as a positive vista in which the built-up area is seen beyond.	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 landscape of the site itself at present is low-grade agricultural fields. West Hallam featured in the Domesday book (1086) and also contains St Wilfrid's Church which is over 700 years old, contributing to the village's local character and distinctiveness. The village	Minor negative -1	

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 West Hallam is maintained by a small shopping centre at The Village providing essential day-to-day amenities for local residents. West Hallam Conservation Area also highlights the historic assets of the village. The addition of approximately 228 homes will have some impact on the present character of the site. The new housing could be designed in a way to take regard of local distinctiveness and character but it will likely still have a minor impact on the townscape of West Hallam.		
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. The site is presently agricultural fields and forms part of the Green Belt which envelopes the village's setting. The changed use of the site to encompass housing would have a negative impact on the interrelationship between the landscape and the built environment.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site directly adjoins a Conservation Area (West Hallam), with part of the Conservation Area falling within SGA2. The impact of new housing may therefore be detrimental to the historic character of this setting. The design or use of SGA2, in particular the section which adjoins the Conservation Area, could be designed in a way to minimise harm to the historic setting.	Major negative -2	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/townscape character?	The landscape of the site itself at present includes low-grade agricultural fields. West Hallam featured in the Domesday book (1086) and also contains St Wilfrid's Church which is over 700 years old, contributing to the village's local character and distinctiveness. The village feel of West Hallam is maintained by a small shopping centre at The Village providing essential day-to-day amenities for local residents. West Hallam Conservation Area also highlights the historic assets of the village. The addition of approximately 228 homes will have some impact on the present character of the site. The new housing could be designed in a way to take regard of local distinctiveness and character but it will likely still have a minor impact on the townscape of West Hallam.	Minor negative -1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	The development of the site could harness opportunities to connect it to the nearby Public Rights of Way network. There are listed buildings located within the existing village and the Conservation Area reflects a cluster of heritage assets. Access from the site to these assets could improve the new communities' interaction with local heritage. Legible connections within the site could be established to connect to the public rights of way that depart this site and permeate the Borough's wider countryside. This would enable access to these and other heritage assets and cultural activities.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment. Development could bring better, more legible green links with the surrounding areas – allowing improved access to the rural network of public rights of way and existing corridors which connect to the historic towns and villages of the Borough.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist almost exclusively of residential properties, would not lead to the reduced consumption of raw materials. The development's construction would, in all likelihood see an increase in the consumption of raw materials.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally-set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Future	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and waste.		promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce its impact on the environment.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have an impact in additional waste being created from the domestic buildings across SGA2.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of the site would be expected to have an impact in additional waste being created from the domestic buildings across SGA2.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans an expanse of poor quality farmland as assessed and presented by the agricultural land classification. This means any development would not impact on the loss of the best and most versatile agricultural land.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. The site encompasses a sizeable area of agricultural land that is previously undeveloped. Whilst green spaces would be incorporated into a development, it would not mitigate against a substantial loss of greenfield land.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site forms part of the Coal Mining Reporting Area which spans much of the north of the Borough. This, along with other datasets available from the Coal Authority, suggests coal reserves under the site. However, the site's proximity to housing immediately north strongly suggests open cast extraction operations would be wholly unsuitable at this location. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	

Site: SGA3 - Breadsall Hilltop

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approx. 214 residential units would be expected to deliver more diversity in housing stock across the rural fringe area of the Borough. The ability to deliver affordable housing in an area where house prices are generally high is likely to make a positive impact in increasing the affordability of residential stock.	Minor positive +1	Major positive +2
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	The site has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople accommodation, however this site is not proposing plots for gypsies, travellers and travelling showpeople.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site could potentially reduce the number of unfit/vacant homes by contributing to an enlargement of the overall stock of residential accommodation in Erewash. The delivery of a sizeable number of new homes may focus attention elsewhere on those homes in the existing stock that are unfit for occupancy/long-term vacant - although the development of approx. 214 homes is not expected to show a strong relationship to this SA question.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	The site, by virtue of its location adjoining the main built-up Derby area and all nearby facilities has the ability to deliver all required infrastructure to support the sustainable development of 214 new homes. Focus would expect to be made on the expansion of local school capacity in neighbouring Derby City, any necessary highway improvements to the local road network to maintain acceptable traffic flows and the delivery of green spaces on-site to establish high levels of residential amenity and create biodiversity.	Minor positive +1	
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	Short term, development will generate jobs on site for the construction, marketing and sales of the dwellings. Long term, beyond the completion of the site, it is not expected to improve the diversity and quality of jobs available.	Neutral 0	Minor negative -1
2. Employment and Jobs To create employment	2. Will it reduce unemployment?	There is potential for this site to reduce unemployment in the short term as development will generate jobs on site in the construction, marketing and sales sectors.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Opportunities.		These jobs, however, are highly likely to move to other sites once the site is complete and all units are sold.		
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	SGA3 is arable land. Although the land is of a poor agricultural classification, this land will be lost forever, meaning there will be no future employment opportunities. However, there is more favourable land across the Borough for rural productivity of a higher agricultural classification.	Minor negative -1	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	1. Will it provide land and buildings of a type required by businesses?	The size of SGA3 does not lend itself to being a mixed-use site. It is therefore not expected that any land will be provided for buildings of a type required by business on this site.	Neutral 0	Neutral 0
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new	2. Will it provide business/university clusters?	Due to SGA3 being located away from town and city centres, and due to the site's size, it is not expected to provide business or university clusters. These clusters are more appropriate on larger sites of mixed use development.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	3. Will it create jobs in high knowledge sectors?	The size of SGA3 does not lend itself to being a mixed-use site. It is therefore not expected that any jobs will be created in high knowledge sectors.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	4. Will it encourage graduates to live and work within the Plan area?	The size of SGA3 does not lend itself to being a mixed-use site. It is therefore not expected to encourage graduates to work within the plan area. The site itself will result in 214 dwellings and as it is located adjoining the Derby main-built-up area, it is possible development may encourage graduates to live within the plan area, although there is not a strong relationship between the site and this SA question.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic	5. Will it provide the required infrastructure?	The size of SGA3 does not lend itself to being a mixed-use site. It is therefore not expected that required employment infrastructure will be provided as a direct result of this site.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
structure including infrastructure to support the use of new technologies.				
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	The nearest Local Centre within Erewash is Borrowash Local Centre. Due to the distance between SGA3 and Borrowash Local Centre, it is expected that development will have almost no impact on the vitality of the local centre. There is potential that the development would strengthen the vitality of local centres outside of the plan area as the additional population generated by SGA3 rely on it for local services/facilities.	Neutral 0	Neutral 0
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The location of the site adjacent to the conurbation of Derby means that an increased proportion of the population within the plan area will be able to access services and facilities through active means (walking and cycling) and this will help to promote healthy lifestyle choices. Notwithstanding the value of this, the effect on this criteria question would be limited; the development of the site would be highly unlikely to sustain health or sport/ recreation facilities due to its limited scale and associated viability constraints.	Neutral 0	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce	2. Will it improve access to health services?	Due to the size of SGA3, it is not expected that any new health facilities will open as a result of development. There is however, good public transport surrounding SGA3 connecting into Derby City and	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
health inequalities.		Oakwood, therefore people who move in to the site may have improved access to health services through public transport connections.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	It is likely that new green infrastructure will be provided on the site such as a children's playground or areas for recreation. The site's proximity to leisure facilities in the vicinity could increase opportunities for recreational physical activity for residents of the development.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	SGA3 would be expected to provide a small amount of open space as a result of its development. This open space would likely take the form of Local equipped areas for play and green space for residents to use. The loss of the site to development would remove greenfield land from the local environment, however the public right of way which runs along the western extent of the site would be preserved.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is arable and rated poorly in the agricultural land classification. Development of this site would lead to a loss in local food growing opportunities, however the impact is less severe due to the poor classification of the land.	Minor negative -1	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 214 dwellings at this location would result in the urbanising of private greenfield land and convergence of additional population in the locality. As a result of this incidences of crime are very likely to	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		increase and with it the fear of crime in the locality as would be expected with an expanded population. The opportunity to reduce incidences and fear of <i>rural</i> crime is outweighed by the effects of urbanising the land, particularly when considering the site is already in a largely urban environment.		
6. Community Safety To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The land upon which this site would be delivered does not have anything within it that would classify as 'built environment'. Consequently, safety and security of the built environment is not an existing concern. However, delivery of the site would introduce an expanded built environment with new additional risks and hazards. However, new development would seek to address safety and security concerns in the design and implementation stages.	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.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to the conurbation means that existing assets in the locality are likely to be further supported and, consequently, protected. Development of the site would not directly lead to enhancement of existing assets, though an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.	Minor positive +1	Major positive +2
7. Social Inclusion To promote and support the development and	2. Will it improve access to, encourage	Delivery of this site would result in an increase in population adjacent to Breadsall Hilltop. This will increase the proportion of the overall plan area	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	engagement with and residents' satisfaction in community activities?	population able to easily access and engage with community activities at facilities within the conurbation, specifically Oakwood. The site would be too limited in scale to provide any additional facilities however and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.		
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?	Due to the size of SGA3, it would not be expected to directly lead to an increase in the number of community facilities. A site of a larger size would be expected to increase community facilities.	Neutral 0	
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The site would not be of the scale required to provide a new school, however it would be expected to make sufficient contribution to the existing educational system to support the additional population generated by the site.	Neutral 0	
8. Transport To make efficient use of the existing transport	1. Will it use and enhance existing transport	SGA3 would use the existing strategic road network within Erewash and neighbouring Derby City, due to its proximity to the Borough boundary with Derby City.	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	infrastructure?	Due to the site having an expected yield of 214 dwellings, it is not anticipated that a site of this size will lead to the enhancement of 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?	Due to the site having an expected yield of 214 dwellings, it is not anticipated that a site of this size will directly lead to the development of a transport network that minimises impact on the environment. However, due to the sites proximity to public transport routes and current cycle networks/public rights of way, there are several sustainable transport routes into Derby City that would minimise impact on the environment.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site adjacent to the conurbation would enable access to facilities and services to be achieved via means other than the private car. Ultimately however, the development would result in additional car usage relating to an expanded local population.	Minor negative -1	
8. Transport To make efficient use of	4. Will it increase accessibility to	SGA3 on its own would not increase accessibility to services and facilities as due to the site's size, new	Minor positive	

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?	transport infrastructure would not be expected. However, the location of the site close to Oakwood and Derby City will lead to an increase in population who have easily accessible services and facilities.	+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?	SGA3 is situated entirely on greenfield, green belt land and therefore its development would not make efficient use of brownfield land.	Major negative -2	Major negative -2
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Development of the site could pose a threat to biodiversity interests and assets present on or adjacent to it. However, the land's current arable usage could likely lead to a reduction of the impacts on biodiversity arising from the site's possible development and possible net gain.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	SGA3 would result in 214 new dwellings, all of which will use energy, therefore resulting in a consistent increase in energy use. Residential energy schemes could be used to reduce the additional energy arising from the site, however these schemes would not completely eliminate all additional energy use created as a result of development.	Major negative -2	Neutral 0

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.	2. Will it improve energy efficiency of the building stock within the Plan area?	The construction of 214 new dwellings will result in an improvement in energy efficiency of the building stock within the immediate area as the current building stock is majority over 25+ years old in the surrounding area. 214 dwellings is a relatively small number of units compared to many of the larger sites, therefore the impact on energy efficiency will be seen less on SGA3 compared to larger sites.	Minor positive +1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties that can be supplied back to energy networks. However, masterplanning will be required to understand the level of potential.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising many new homes and other facilities do offer much greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
renewable sources.		a key consideration in whether these can be provided in combination with any major development opportunity.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes and other facilities that could be provided at this location would be required to be constructed to current standards against building regulations. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic and commercial properties that show greater resilience and are able to adapt to the effects of climate change. The addition of a sizeable number of homes at this location would create a significant amount of new domestic properties that would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Development of this scale would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the introduction of vehicular trips to a previously undeveloped site. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. Although all of new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovate construction techniques and better specification materials. Pollution increases on SGA3 are likely to be of lower levels than some of the larger strategic sites.	Minor negative -1	Minor negative -1

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	The location of the site would be unlikely to result in a worsening of flood risk owing to 100% of the land being situated within Flood Zone 1 with a 1-in-1,000 year risk of flooding. The Dam Brook runs to the north of the site (approximately 0.5km from SGA 3) therefore this should be considered at the master planning stage. However, development of SGA3 would result in the loss of green belt land, which helps to reduce the risks of flooding in the surrounding areas.	Minor negative -1	Major negative -3
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. With the Dam Brook flowing to the north of the site, the urbanisation of land caused by construction of housing within its vicinity would threaten to impact on the quality of water. This would not be directly caused by improper discharges into the Brook, but the altered subterranean hydrology that could no longer fully rely on undeveloped fields absorbing rainwaters through natural drainage processes.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	SGA3 is unlikely to assist with the conservation of water given the likely demand arising from domestic properties. Development would not therefore help to conserve water in any way and would see a relatively large net increase in local usage.	Major negative -2	
12. Flooding and Water Quality	4. Will it improve or help to promote	Following directly on from 12(3) above, there is little scope for water conservation owing to the scale of	Minor positive	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	water efficiency?	development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of such a large number of homes would see each property benefit from passive water efficiency measures and technology.	+1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	There are no watercourses within the site therefore it is anticipated that it will not cause a deterioration of Water Framework Directive status or potential of onsite watercourses.	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?	SGA3 lies within SPZ3, 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 site and the point of abstraction, it is unlikely that any adverse impacts would be expected to occur as a consequence of new development.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and	1. Will it help protect and improve biodiversity and avoid harm to protected species?	Development of the site could potentially threaten some forms of biodiversity and risk harm to protected species. Whilst no statutory or non-statutory ecological assets are present within the site's boundaries, Breadsall Disused Railway Wildlife Site runs along the northern boundary of the site along with habitats such	Major negative -2	Major negative -3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
enhance Green and Blue Infrastructure and the natural environment.		as hedgerows, trees and ponds help to support a diverse range of wildlife. A detailed ecological survey would be required to establish the on-site presence of protected species, but it is realistic to think that the habitats present around the periphery and across the site would help to support such species. A significant development would likely see much of the current network of internal field boundaries lost – increasing the chances of harm.		
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 site size of SGA3 will allow for some biodiversity net gain to be achieved. Whilst not yet enshrined in law, good practice (including the use of Natural England's biodiversity metric tool) strongly encourages major new development to deliver net gains either on or off-site. The presence of a Local Wildlife Site to the north of the site is a notable asset in the immediate vicinity. With the potential introduction of a new residential population in close proximity to the Local wildlife Site, the expansion of the asset could help to deliver the necessary gain and act as an appropriate setting – as well as the introduction of biodiversity around other areas of what is currently agricultural farmland.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, laying out of highways etc.). Whilst no Regionally Important	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
levels and protect and enhance Green and Blue Infrastructure and the natural environment.		Geomorphological Site is present within the site's boundaries, the alterations to land levels to facilitate development across a large area of land could influence modest alterations to the geological environment.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	4. Will it maintain and enhance woodland cover and management?	The site itself does not display any extensive areas of woodland cover and any resulting need for its management. Trees are evident along some of the boundary, with the rest of the boundary being made up of hedge rows. There is also a woodland area located directly along the northern boundary of the site which will not be directly impacted by development. A general absence of woodland cover means that development would not result in the loss of coverage across the site; however, the potential for hedgerow trees to be removed to accommodate a new development would have a negative impact. Compensatory net gain could involve tree planting to improve the overall number of trees, but details around this mitigation measure are currently unplanned/unknown.	Minor negative -1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	5. Will it provide new open space or green space?	Development of this scale would be expected to provide some small open/ green space, however due to SGA3's size, the open/green space provided would not be as substantial as it would be on a larger development. Provision would be required to support resident's informal leisure and recreational activities whilst the incorporation of green space would contribute towards a 'greening' of the site and offer	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
natural environment.		scope for the creation of biodiversity. This would also benefit a high quality public urban realm.		
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create new areas of open space which as described at 13(5) display a range of benefits.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	There is potential to encourage and protect blue/green infrastructure as a result of development on this site, however any improvements will be relative to the site's size.	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	1. Does it respect or preserve identified landscape character?	Strategic development at this site would undoubtedly alter to a substantial degree the landscape character evident in this part of the Borough. Currently an interconnecting network of agricultural fields separating Breadsall and Oakwood.	Major negative -2	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
design.				
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	Development of the site would have a notable impact on visual amenity to the current appearance consisting of enclosed agricultural fields. Whilst a larger development across an expansive area would have the potential to make a positive impact visually, the thoughtful and creative landscaping of green spaces, creation of new habitat and positive design of new buildings can help create a positive layout	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	SGA3 would adjoin Breadsall Hilltop alongside new development directly adjacent in Derby City. The fabric of this area is a mixture of development from the 1950s onwards. With good master planning, SGA3 should contribute positively to the settlement character by incorporating open spaces and a positive urban realm.	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.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Development of the site could play a positive role in creating a softer, more blended transition between the landscape and the outer extent of the built environment. This is something that has already begun adjacent to the site across the Derby City boundary, and development on the Erewash Borough side can further enhance the interrelationship between the landscape and built environment.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	No designated or non-designated heritage assets are to be found in the immediate proximity to SGA3's location. Development would be joining onto Breadsall Hilltop and Oakwood, a large estate of housing ranging from the 1950's onwards. As such, development of this site would not harmfully impact on the historic environment.	Neutral 0	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 character?	Development of SGA3 could strengthen the local character and distinctiveness as it will adjoin a well-established area of Breadsall Hilltop and Oakwood. Due to patchwork development of this area, there is no clear character or distinctiveness.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An increased population within this area of Erewash allows opportunities for new residents to better access and understand local heritage. Nearby heritage assets include Breadsall Conservation Area, Derby City Centre's heritage assets and the Derwent Valley Mills World Heritage Site.	Minor positive +1	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture	4. Will it protect or improve access and enjoyment of the historic environment?	Similarly to 15(3) above, the site can play a part in improving access and enjoyment of the historic environment. Development of SGA3 would provide a location with easy access via public transport or existing green infrastructure networks between the site	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
and heritage.		and heritage assets.		
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	5. Will it conserve and enhance the archaeological environment?	No recorded archaeological assets or designations exist on or immediately off-site so it is unlikely that development would have any negative impact on the archaeological environment.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would mainly consist of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the extensive size of the site, would in all likelihood see an increase in the consumption of raw materials across a long period of housebuilding.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	2. Will it promote the use of sustainable design, materials and construction techniques?	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce a scheme's overall impact on the environment.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have a sizeable impact in additional waste being created from all domestic and non-domestic buildings given the scale of new development possible.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	5. Will it protect the best and most versatile (BMV) agricultural land?	The site spans an expanse of poor quality farmland as assessed and presented by the agricultural land classification. This means any development would not impact on the loss of the best and most versatile agricultural land.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the	6. Will it prevent the loss of greenfield land to development?	Development of the site would not prevent the loss of greenfield land. The site encompasses a sizeable area of agricultural land that has been previously undeveloped. Whilst green spaces would be incorporated into a development, it would not mitigate	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.		against a substantial loss of greenfield land.		
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?	SGA3 is not located within any identified Coal Authority Zones, therefore no impact on mineral resources is expected.	Neutral 0	

Site: SGA5 – East of Borrowash

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	1. Will it increase the range and affordability of housing for all social groups?	The delivery of approx. 300 residential units would be expected to deliver more diversity in housing stock within the plan area albeit to a limited extent given the restricted scale. The ability to deliver a range of house types including an element of affordable housing is likely to be favourable on increasing the accessibility of housing to a range of social groups.	Minor positive +1	Minor positive +1
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?	As with any prospective housing development site, it has the potential to provide space for the Borough's evidenced needs for gypsies, travellers and travelling showpeople. At this stage any contribution to need is not specified.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	3. Will it reduce homelessness?	The site may make small impacts in reducing homelessness by expanding the quantity of housing stock in the Borough, particularly in a more rural part of Erewash. Whilst it is not expected that any homes on-site will directly house the homeless, the provision of additional housing may create more fluidity in the Borough's housing market that could free up accommodation at the lower end of the spectrum. This would only be the case however when combined with interventions from relevant organisations and agencies.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	4. Will it reduce the number of unfit/vacant homes?	The site would provide a limited contribution to an enlargement of the overall stock of 'fit for purpose' homes within the Borough but it is unlikely to directly lead to positive interventions with existing homes which are unfit or vacant. Specifically, delivery of homes on this site, most of which is greenfield and does not contain any known existing unfit or vacant dwellings does not present a direct opportunity to reduce the number of <i>existing</i> unfit or vacant homes. There is limited scope that development of the site would encourage investment in neighbouring rural areas and that this would lead to positive change – although the link is weak.	Neutral 0	
1. Housing To ensure that the housing stock meets the housing needs of the population, including gypsies, travellers and travelling showpeople.	5. Will it provide the required infrastructure?	Whilst the site would provide essential infrastructure required to integrate with the adjoining Borrowash, the provision of any additional infrastructure such as education or retail facilities would be unlikely. The site would still be required to contribute to existing facilities where necessary, but the new population would ultimately be reliant on existing infrastructure provision within Borrowash and further afield, Derby rather than provision resulting from development of the site.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	The site would not be of a scale to provide for land or uses that might improve diversity and quality of jobs in the long-term. However, construction activity associated with implementing the site would be likely to provide a short-term boost to the diversity and quality of jobs locally but this would be unlikely to result in a	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		strong effect on this criteria question given the limited scale of related development.		
2. Employment and Jobs To create employment Opportunities.	2. Will it reduce unemployment?	The site would not be of a scale to provide for land or uses that might help to reduce unemployment in the long term. However, construction activity associated with implementing the site would be likely to provide a short-term boost to employment opportunities locally - but this would be unlikely to result in strong effect on this criteria question given the limited scale of development.	Neutral 0	
2. Employment and Jobs To create employment Opportunities.	3. Will it improve rural productivity in terms of employment opportunities?	Some temporary job opportunities would be expected to arise through delivery of the site as considered at 2(2) - however, such opportunities are unlikely to benefit rural productivity specifically, despite the site's location extending into the countryside. No other facilities or services are likely to form part of the site that would contribute to rural productivity in terms of employment opportunities.	Neutral 0	
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new	1. Will it provide land and buildings of a type required by businesses?	The site would not be of a scale to provide land and buildings of a type required by businesses.	Neutral 0	Neutral 0

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

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
structure including infrastructure to support the use of new technologies.				
3. Economic Structure and Innovation To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	5. Will it provide the required infrastructure?	The site would not provide any economic structure and innovation related infrastructure because it would not be expected to provide for such land-uses.	Neutral 0	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	1. Will it encourage the vitality of the city centre, town centre, district centre or local centre?	Development of this site would result in additional population that would be reliant on the use of existing nearby facilities including at the nearest retail centre of Borrowash. This is because the site would not be in a position to accommodate retail provision due to its limited scale and associated viability constraints. This would provide additional expenditure capacity to nearby retail centres such as Borrowash, Spondon and Draycott - albeit on a modest scale.	Minor positive +1	Minor positive +1
5. Health and Wellbeing To improve health and wellbeing and reduce	1. Will it reduce health inequalities?	The location of the site adjacent to Borrowash means that a slightly increased proportion of the population within the plan area will be able to access local-scale services and facilities through active means (walking	Minor positive +1	Major positive +3

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
health inequalities.		and cycling) and this will contribute towards healthy lifestyle choices. Whilst the site is not of a scale likely to support new health facilities, a housing development would be expected to provide some green space that is publically available and not provided by the land in its current form. This would provide additional opportunities for active movement and travel across the site.		
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	Health facilities would not be expected to form part of the development of the site and therefore it would not improve access to health services through direct provision. The site's location adjacent to a village containing some limited facilities does enable minor improvements in enhancing the proportion of the Borough's population who can easily access facilities, but not enough to result in any notable improvement to overall access.	Neutral 0	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	3. Will it increase the opportunities for recreational physical activity?	The site is nearby to the former Derby and Derbyshire Canal multi-user trail and River Derwent. This would result in benefit to the incumbent population, but would not expand existing opportunities. The fact that the site will need to provide some element of green/open space to facilitate the needs of the incumbent population on land currently inaccessible to the public also present an additional opportunity that may result in some net gain for existing populations also.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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 formal open space is present within the site so development of the site would not improve existing open space. Given the very limited size of the site, the ability to provide new open space becomes more complex owing to the need to incorporate sufficient homes to ensure a scheme's viability. However, the site is private land and not currently accessible to the public. As a result, any open space provided as part of the development would result in net gain although would be limited in scale owing to the size of a potential development.	Minor positive +1	
5. Health and Wellbeing To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The land upon which the site would be constructed is largely in use for equine-related activities. Whilst the land holds an average quality agricultural land classification, its current non-farming use means future development would not greatly affect the site's food growing output.	Neutral 0	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	Delivery of around 300 dwellings at this location would result in the urbanising of rural land. As a result, incidences of crime are very likely to increase due to the habitation of the land with property and items such as motor vehicles, enhancing the fear of crime in the locality associated with an expanded population.	Minor negative -1	Minor negative -1
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?	Some buildings can be found across this site, most notably including a Garden Centre south of the B5010. It is likely that a small element of crime may have occurred across the SGA5 site. New development of a	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		limited scale does have the opportunity to utilise design to help contribute to a safe and secure built environment through a lower density layout that increases space and scope for public movement throughout the site creating natural surveillance.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	1. Will it protect and enhance existing cultural assets?	Development of the site does not put at direct risk any existing cultural assets. On the contrary, associated increase in population adjacent to Borrowash means that existing assets in the locality are likely to be further supported and, consequently, protected. Given the more modest scale of development SGA5 could accommodate, this would not directly lead to enhancement of existing assets. However, an increase in the number of users resulting from development is likely to provide the impetus for such enhancements.	Minor positive +1	Minor positive +1
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	2. Will it improve access to, encourage engagement with and residents' satisfaction in community activities?	Delivery of this site would result in a modest increase in population adjacent to village of Borrowash. This will result in a slight increase in the proportion of the overall plan area's population that are able to easily access and engage with community activities at facilities within the settlement. The site would be too limited in scale to provide any additional facilities however and the extent to which an improvement in resident's satisfaction with such activities would result from the development is unknown.	Neutral 0	
7. Social Inclusion To promote and support	3. Will it increase the number of	The site is unlikely to provide any additional facilities due to its limited scale and likely viability constraints	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.	facilities e.g. shops, community centres?	associated with this. However, development of the site would not put any existing facilities at risk either.		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	4. Will it provide for the educational needs of the population?	The site would not be of the scale required to provide a new school, however it would be expected to make sufficient contribution to the existing educational system to support the additional school-age population generated by the site.	Neutral 0	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	Development of the site would result in a new population relying on existing public transport services. The more modest site size would be unlikely to support measures such as diversion of current bus services or even additional frequencies within timetables. As such, it is likely residents of the site will have a narrow range of movement options with a likelihood of private car reliance.	Minor negative -1	Major negative -2
8. Transport To make efficient use of the existing transport	2. Will it help to develop a transport network that	The location of the site adjacent to the village of Borrowash offers a more limited range of sustainable transport options. A relatively frequent bus service	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	minimises the impact on the environment?	routes along the B5010 that passes centrally through SGA5. Potential development offers the chance to add patronage to this service, helping to sustain it. However, its smaller size would not likely result in any meaningfully strong contribution to develop a transport network which minimises environmental impacts.		
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	3. Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?	The location of the site adjacent to the village on an arterial route (B5010) into Borrowash will offer a limited opportunity to boost access to local jobs, facilities and services to be achieved via bus. Ultimately, the development would result in additional car usage relating to an expanded local population. Facilities in Borrowash local centre are realistically just too far to access by foot, so development would likely to see a reliance upon the private car – despite a bus route passing through the site.	Minor negative -1	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	4. Will it increase accessibility to services and facilities?	The site is unlikely to provide any additional facilities due to its limited scale and the need to retain development viability. However, due to the site's location adjacent to the settlement of Borrowash and on the route of a frequent bus service, development of the site would result in a modest increase in the proportion of the Borough's population able to access localised facilities.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	Whilst the majority of the land within SGA5's boundaries north of the B5010 is greenfield, most of the land on the southern side of the road falls within the Garden Centre which has relatively large expanses of hardstanding for car parking and a number of buildings and structures serving the function of the activity.	Minor negative -1	Major negative -2
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	2. Will it minimise impact on the biodiversity interests of land?	Development of a largely greenfield site would inevitably alter the current ecosystems that exist across the land. Whilst much of the land in the north of the site is currently in equine-related uses (with some agricultural support buildings), there are still adjacent hedgerows and hedge trees which would be affected with development directly adjacent to such biodiversity assets and ecological features.	Minor negative -1	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	1. Will it result in additional energy use?	A development scheme on a site of this size would inevitably result in additional energy use owing to the land's largely greenfield status. The potential provision of several hundred new homes would see a notable increase in energy usage by occupants of all domestic buildings across the site. Whilst renewable energy schemes could be pursued to offset the impact, this would still result in a large increase in energy use in excess of the current baseline.	Minor negative -1	Minor positive +1
10. Energy and Climate Change To minimise energy usage and to develop	2. Will it improve energy efficiency of the building stock within the Plan	The construction of this number of new homes would make a small, but positive contribution to the energy efficiency of building stock within the plan area. Proposed development size would constitute an	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
low-carbon energy resource, reducing dependency on non-renewable sources.	area?	addition of less than 0.5% of the current number of dwellings in Erewash, and it would be expected that each new property at this location would be constructed to higher levels of energy efficiency in line with national building regulations.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	3. Will it support the generation and use of renewable energy?	Whilst major development sites have the potential to support the generation and use of renewable energy because of the scale of housing promoted, it will be for detailed masterplanning of the site to fully explore embedding such measures within any future scheme. Provisionally, the larger the development, the more scope exists to explore the practicalities and feasibility of generating renewable energy through measures such as solar panels mounted on the roofs of new properties where energy can be supplied back to energy networks. However, masterplanning will be required to understand the exact level of potential.	Neutral 0	
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	4. Will it support the development of community energy systems?	Similar to the points made above in 10(1) and 10(3), development of significantly sized schemes comprising vast numbers of new homes do offer much greater opportunities to explore the practicalities of introducing community energy systems where scale can be maximised. However, viability of such systems, aided by a masterplanning process to understand the level of scope for the development of a system, will be a key consideration in whether these can be provided in combination with any major development opportunity. The proposed size of this site is unlikely to support the	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		rolling out of a community energy system, but further technical work would be necessary to confirm this view.		
10. Energy and Climate Change To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-renewable sources.	5. Will it ensure that buildings are able to deal with future changes in climate change?	Homes potentially built at this location would be required to be constructed to current building regulations standards. Regulations set at a national level need to address the predicted change in climatic conditions expected over the coming decades and influence the building of domestic properties that show greater resilience and are able to adapt to the effects of climate change. The addition of several hundred new homes at this location would give rise to a reasonably large amount of new domestic properties, all of which would be expected to demonstrate heightened resilience to climate change than the majority of Erewash's existing housing stock.	Minor positive +1	
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	1. Will it increase levels of air, noise and other types of pollution?	Development of this size would inevitably result in recorded increases in all types of pollution. Efforts to mitigate this would reduce the levels omitted by buildings, occupants and the increase of vehicular trips made to and from the site. However, construction and the occupancy of on-site buildings would see a rise in pollution omissions. Although with all new buildings likely to be domestic, there is thought to be adequate scope to limit increases through innovative construction techniques and better specification materials.	Minor negative -1	Minor negative -1
12. Flooding and Water Quality	1. Will it minimise or mitigate flood	The site is wholly located within the Environment Agency's Flood Zone 1. As such, it is unlikely that	Neutral 0	Major negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To minimise the risk of flooding and to conserve and improve water quality.	risk?	potential development would heighten flood risk. However, development of greenfield land, lined with drainage channels/ditches that allows rainwaters to naturally permeate and soakaway into the ground alters the hydrology of the area and suitable drainage, combining engineered sewers and natural forms (SuDS) should ensure flood risk is not worsened locally.		-2
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	Development of the site would be unlikely to improve water quality within the wider water cycle. It is located some way from the nearest waterways (Ock Brook and River Derwent) so the prospects of any surface water run-off making its way to these are extremely slim. It would be expected that development would see a standard sewer and drainage system established to control the movement of water. There would however be an altered subterranean hydrology that could no longer fully rely on the undeveloped terrain associated with the fields west of Borrowash that help to absorb rainwaters through natural drainage processes.	Minor negative -1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Development of a strategically sized housing growth site is extremely unlikely to assist with the conservation of water given the likely demand arising from every domestic property. Development would not therefore help to conserve water in any way and would see a relatively large net increase in localised usage.	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	Following directly on from 12(3), there is little scope for water conservation owing to the scale of development to the number of homes this site could support. However, the construction of new domestic properties does offer opportunities to promote a more efficient use of water and water resources. Greater efficiency is required by building regulations, and the development of a notably large number of homes would see each property benefit from passive water efficiency measures and technology.	Minor positive +1	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	5. Will it cause a deterioration of Water Framework Directive status or potential of on-site watercourses?	The site currently consists largely of greenfield land in the form of enclosed fields east of Borrowash. As discussed at 12(2), the distance between the site and nearby watercourses (there are none on-site, although a ditch does run in parallel to a line of trees marking where the site meets the B5010) makes it extremely unlikely that development at this location would result in compromising the Water Framework Directive for local main rivers or streams.	Neutral 0	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	6. Will it cause any harm to a Source Protection Zone or the water environment?	The site does not form any part of the three main SPZs so development would not adversely impact aquifers. It is highly unlikely that the site's possible development would harmfully affect the water environment, with sustainable drainage systems anticipated to control the capture and safe discharge of rainwater.	Neutral 0	
13. Natural Environment,	1. Will it help protect and	Further to 9(2) earlier in this assessment, the site itself is not considered to support sizeable concentrations of	Minor negative	Major negative

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	improve biodiversity and avoid harm to protected species?	wildlife and ecology due to the variation of built structures found across the site. Nevertheless, the site does support species, not least as a result of the boundary treatments surrounding much of SGA5. Despite the low biodiversity quality of the grassland (utilised for equine purposes), development would somewhat diminish the site's ability to continue serving this function.	-1	-3
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	Whilst the site itself is relatively low quality in terms of its biodiversity value, what is present might be difficult to compensate due to the small-scale size of SGA5. Nevertheless, there is scope to deliver net gains outside of the site and this could involve additional woodland planting in close vicinity to the site. However, with much of the land around SGA5 appearing to be in agricultural use, it may be difficult to find a suitable location in which new woodland could be sited.	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.	3. Will it conserve and enhance the geological environment?	Development of the site could result in a limited impact on the geological environment due to the construction and engineering works necessary to prepare for housebuilding (insertion of foundations, remediation works, laying out of highways etc.). Whilst no Regionally Important Geomorphological Site (RIGS) is present within the site's boundaries, the alterations to land levels to facilitate development across a relatively large area of land could influence modest alterations to the geological environment.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
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?	Whilst no woodland cover exists across the site, some small trees are to be found located along hedgerows that follow the edges of fields that serve to enclose SGA5. Little woodland exists internally within the site, so potential development would not make too great an adverse impact upon the presence of trees across SGA5.	Neutral 0	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	5. Will it provide new open space or green space?	The site is relatively small in size, therefore new open/green space would likely be restricted to incidental areas contributing to the residential amenity across the development. However, given that the land is currently privately owned with no public access, the creation of open/green space – albeit small parcels would constitute a modest gain of space.	Minor positive +1	
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	6. Will it improve the quality of existing open space?	Currently there is no formally designated open space within the boundaries of the site. As such, any development would help to create small parcels of open space which because of their size as described at 13(5) would only display limited benefits. As referred to elsewhere, the site is currently privately owned and not accessible to the public. Whilst the various site-lining trees contribute to biodiversity, the fact that the land cannot be publically accessed means it makes no contribution to the Borough's network of open space.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
13. Natural Environment, Biodiversity, Green & Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	7. Will it encourage and protect or improve Green and/or Blue Infrastructure networks?	Development at this site offers limited scope to connect to nearby blue and green infrastructure assets. As mentioned earlier, the nearest GI is the former Derby and Sandiacre Canal – now a DCC-maintained multi-user trail. This can be accessed by a country lane (Cole Lane), but is not ideal for pedestrians or cyclists to access. Similarly, access to the River Derwent is more distant in length, with an indirect route needing to be taken to access this riverside area. Given the limited scale of possible development, it is unlikely that scope exists to enhance and simplify access to either asset.	Minor negative -1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	1. Does it respect or preserve identified landscape character?	The site is located within the Trent Valley Washlands area, and more specifically, forms part of the Lowland Village Farmlands type. The site displays strong conformity with the specified characteristics identified by work undertaken by Derbyshire County Council, most notably the almost flat lowlands, the mixed farmland in the east of the site and the hedgerow trees which can be found along its boundaries. Housing development would therefore fundamentally alter the character of landscape here, and whilst any new development should look to replicate the predominate building styles evident throughout the rest of the Lowland Village Farmlands, the urbanising nature of development would make it difficult to respect or preserve the identified landscape character.	Major negative -2	Major negative -4
14. Landscape and Built Environment	2. Does it have a positive impact on	Development of the site would, as described by 14(1) alter sizeably the appearance and landscape character	Minor negative	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	visual amenity?	of land immediately east of Borrowash. Adjoining low density housing development to the west of the site along Cole Lane is varied in type, size and age – so potential new development would add to the diversity of the stock in the wider locality. New homes would be expected to add visual interest to the land, but would not be expected to make a positive impact on visual amenity given development would be at the expense of the current landscape as described by 14(1).	-1	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	As explained elsewhere within this assessment, the built form surrounding the site to the west, and to a lesser extent, the south is diverse in nature with various styles of housing built to a low density layout. As such, there is no predominant local distinctiveness of note – so new development should it occur, would not be maintaining any clear distinguishable townscape or settlement character.	Neutral 0	
14. Landscape and Built Environment To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	Development at this location would struggle to enhance the interrelationship between the landscape and the built environment. The uses across the site help to create a semi-ruralised setting already, softening the developed fringe in this part of Borrowash. New housing development would likely create a harsher, more clearly definable separation between the settlement and surrounding landscape/countryside.	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	1. Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings?	The site is located rather distantly from local historic environment assets, both designated and non-designated. The nearest listed structure, Draycott House, is located around 0.75km from SGA5 on the opposite side of Nottingham Road (B5010). As such, development will neither conserve and enhance, or act detrimentally to any listed building, building of local interest, conservation area or the settings of any such assets.	Neutral 0	Minor negative -1
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	2. Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character?	The site adjoins existing housing on two sides at Nottingham Road and Cole Lane, with lower density residential homes evident in the east of Borrowash. A relatively recent new housing development (Ballards Way/Bain Drive) has introduced modern, early c21st stock into the immediate vicinity. Collectively, whilst the housing which adjoins SGA5 is pleasant - it is nevertheless felt that the surrounding form of built development around the site offers little towards a strong sense of historic local character and distinctiveness.	Neutral 0	
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	3. Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	An enlarged population at the site offers opportunities for new residents to better access and understand local heritage – albeit such heritage as explained at 15(1) is situated distantly from the site. This could be achieved through the creation of digital materials available to every household in order to learn more about local heritage present in the wider locality.	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
15. Heritage To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	As described at 15(1), the site is located rather distantly from any nearby assets that contribute to the wider historic environment. As a result, potential development would be unlikely to protect or improve access and enjoyment of the historic environment – but would not contribute to a lesser level of access or enjoyment either.	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?	It is understood that no recorded archaeological assets are present on site. No designations protecting scheduled ancient monuments exist on or immediately off-site.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	Development of this site, which would consist solely of residential properties, would not lead to the reduced consumption of raw materials. The development's construction, reaffirmed by the size of the site, would in all probability, see an increase in the consumption of raw materials across a period in which housebuilding activity occurred.	Minor negative -1	Major negative -5
16. Natural Resources and Waste Management To prudently manage the natural resources of the	2. Will it promote the use of sustainable design, materials and construction	Development of this site would not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by nationally set building regulations, although local planning policy does look to encourage sustainable	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
area including soils, safeguarding minerals and waste.	techniques?	design in recognition of the increasing threat of climate change and advocating suitable mitigation. Promoters may wish to pursue the use of sustainable construction methods to demonstrate enhanced building performance and reduce a scheme's overall impact on the environment.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Development of the site would be expected to have a relatively large impact in additional waste being generated by occupants of all domestic buildings given the scale of new development possible and the current status of the land within the site's boundaries.	Major negative -2	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	Development of this site would not be expected to have any impact on the production of hazardous waste locally.	Neutral 0	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	5. Will it protect the best and most versatile (BMV) agricultural land?	Land within the site is situated within Grades 2 and 3-quality agricultural land, classified as being average to good in its classification. However, the current uses across the site do not see active farming of the land for agriculture. Whilst development of the Grade 2 portion of land would see the loss of good quality land in	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
safeguarding minerals and waste.		Erewash, this is slightly tempered by the current non-agricultural uses across SGA5.		
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	6. Will it prevent the loss of greenfield land to development?	No. The site is largely greenfield in and whilst developed areas exist within the boundaries, the development would not be able to prevent the loss of a reasonably large amount of greenfield land to new housing development.	Minor negative -1	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	7. Will it sterilise mineral resources?	The site sits outside the Coal Mining Reporting Area monitored by the Coal Authority. No data exists suggesting either past mining activity or that reserves exist under or close by to the site. Potential development would not conflict with any site-based policies in the current Derby and Derbyshire Minerals Plan.	Neutral 0	