

**Table 11: Option G (i) – Extension of villages with a centre (Key Settlements) into the Green Belt**

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>1. Housing</b> 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?	This approach has the potential to accommodate a relatively significant amount of growth, giving rise to a notable positive impact on local affordability by contributing to meeting demand. The range of types of dwellings likely to be accommodated on the sites amounting to this approach will be limited. Landscape sensitivities which equally apply to within villages as to outside them will have a restrictive impact on design possibilities and is likely to rule out or severely limit the scope for flatted development, for example. By their geographical location such sites will also be situated further from facilities and services that may be provided by the villages, further limiting their ability to accommodate for a wide range of social groups; for example, those who do not have access to a private car. In view of the above, this approach will have a limiting impact on diversifying the range of accommodation available within the Borough to different social groups, but a positive one nonetheless by virtue of helping to meet general demand.	Minor positive +1	Major positive +3
<b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies,	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling	The Derbyshire & East Staffordshire Gypsy and Traveller Accommodation Assessment (2014) requires the provision of a single G&T pitch within the Borough by 2019, with the single pitch amounting to the full need across the whole period covered by the Assessment (2018-2033). The	Neutral 0	

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travellers and travelling showpeople.	showpeople?	intention was to provide this through the development management process in response to a planning application, should one be submitted, so no land required formal allocation. The continuation of this approach would mean that this approach to growth would not specifically provide pitches and/or plots, but equally would not preclude the opportunity to satisfy the Borough's requirement through the development management process, should an application be received. The approach is therefore considered to have a neutral effect on this objective.		
<b>1. Housing</b> 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 provision of new dwellings in any form and in any location will have a positive effect on the availability of stock across the Borough, and this should help to resolve issues of homelessness in areas where the problem is more pronounced – i.e. within the town, as the housing market in general becomes more fluid. The geographical disconnect of this approach from the main urban areas (the town and conurbation) where the issue is expected to be more pronounced means that the effect on this objective will be less noticeable than elsewhere.	Minor positive +1	
<b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies,	4. Will it reduce the number of unfit/vacant homes?	The sites amounting to this approach are greenfield in nature, or in specific uses other than housing. As a result, it is considered unlikely that the development of greenfield land will lead to a notable reduction in unfit or vacant homes within the Borough.	Neutral 0	

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travellers and travelling showpeople.				
<b>1. Housing</b> 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?	Some sites forming part of this approach is of a scale that would be expected to contribute significantly towards the provision of new infrastructure, including new schools. While this option would result in reliance of limited existing infrastructure within villages, a level of service and facility provision would be available for new residents to benefit from.	Minor positive +1	
<b>2. Employment and Jobs</b> To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	In the short-term, the diversity and quality of jobs available locally in accommodating this approach will noticeably improve given the scale of development involved and associated requirement for construction skills and expertise. The range of these jobs, given the scale of development, will be broad and varied spanning a variety of sectors including engineering, clerical, service, professional and manual. In the longer term, some of the approach results in development of a scale that would attract employers to locate as part of mixed-use development. The generally rural environment associated with this approach to growth is likely to limit positive impacts.	Minor positive +1	Major positive +2
<b>2. Employment and Jobs</b> To create employment Opportunities.	2. Will it reduce unemployment?	Delivery of this approach will result in a short-term boost to employment given the scale of development involved and associated requirement for construction skills and expertise. The range of these jobs, given the scale of development, will be broad and varied	Minor positive +1	

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		spanning a variety of sectors including engineering, clerical, service, professional and manual. In the longer term, the scale of development is likely to attract employers to locate as part of mixed-use approach to development, as well as in response to longer term population growth, and it is expected this would have a positive effect on employment levels locally.		
<b>2. Employment and Jobs</b> 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. There is the risk that the approach, relying on extending the villages out into surrounding countryside, 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, the scale of development would be such that new employers would be attracted to the area, and an increase in population within the rural areas may help to ensure long-term viability of existing nearby rural businesses. This helps to minimise negative impacts from the risks.	Neutral 0	
<b>3. Economic Structure and Innovation</b> To provide the physical	1. Will it provide land and buildings of a type required by	The sites amounting to the approach are of a scale which means there is the potential for land and buildings of the type required by businesses to form part of a mixed-use approach to development.	Minor positive +1	Major positive +2

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conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	businesses?	Additionally, it is not expected that this approach would see the <i>removal</i> of land and buildings of the type required by businesses as delivery of the approach does not require the replacement of good quality employment premises as per the protections afforded to good and upper-average employment land through the Erewash Core Strategy and Erewash Employment Land Survey 2019.		
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	2. Will it provide business/univers ity clusters?	In view of the scale of development proposed as part of this approach, there is potential for business and university clusters to be facilitated as part of a mixed-use approach to development. However, the locations relied upon to deliver growth as part of this approach are relatively isolated, albeit connected to existing rural villages, and this is likely to limit the potential to attract such development.	Neutral 0	
<b>3. Economic Structure and Innovation</b> 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?	In view of the scale of development proposed as part of this approach, there is the potential for high knowledge employment sectors to be well accommodated as part of a mixed-use approach to development. However, as with 3(2), the location of growth would be relatively isolated, and this is likely to limit the potential to attract such development.	Neutral 0	

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<b>3. Economic Structure and Innovation</b> 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?	Graduates will be afforded a greater opportunity to live and work within the plan area on the basis of a significantly boosted supply of new homes. However, this approach would direct these homes into relatively isolated locations with limited access to the conurbations and town and is therefore likely to minimise potential for this to occur.	Neutral 0	
<b>3. Economic Structure and Innovation</b> 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?	Whilst the approach does not explicitly provide for new employment as it is instead focused on housing development, the scale of development amounting to part of the approach will mean new infrastructure will be required, and this infrastructure is likely to benefit economic structure and innovation objectives in addition to housing ones. Ultimately, the approach has the potential to provide the required infrastructure in economic structure and innovation terms to a limited extent.	Minor positive +1	
<b>4. Shopping Centres</b> 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	By enabling growth adjacent to the villages with some level of retail provision, and within close proximity to their centres, a growing population would be able to support and contribute both economically and socially to their function. This would have positive effects on the vitality of these	Major positive +2	Major positive +2

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	centre?	villages, with potential significant increased expenditure within these settlements.		
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	Typically, larger villages will provide level of health service provision, including GP surgeries. This would provide good access to existing health infrastructure, although this may not be of the extent to support the needs of a growing population. Location of new population adjacent to larger village settlements with a wider range of services and facilities, would provide some opportunity to promote active lifestyles as new residents would be within walking and cycling distance of services and facilities. As part of the approach, there is the potential to provide health facilities as part of at least one mixed-use development, but this is a minimum requirement rather than improvement over current prospects.	Minor positive +1	Neutral 0
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	This option would allow for an increased proportion of the population who have good access to access some existing health facilities within these villages, via more sustainable means. More substantial services will likely require use of the private car for most.  Notwithstanding this, there is the potential that more extensive development options forming part of this approach could deliver improvements to existing or new healthcare facilities as part of their build-out. This may in turn improve accessibility locally, however the	Minor positive +1	

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		positive effects are limited as such improvements or additions of facilities would be focused on servicing the incumbent populations rather than the population at large.		
<b>5. Health and Wellbeing</b> 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 which could attract the provision of new recreation assets in areas which currently have limited supply. This, coupled with natural recreation assets which exist within the rural areas suggests that the approach could increase opportunities for recreational activity on the proviso that strong and legible connections are provided to these assets.	Minor positive +1	
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	A proportion of the approach includes development at a scale which could attract new open space, or sponsor improvements to existing assets in the adjacent village(s). It is likely therefore that the approach could have a positive impact on this objective. However, the approach relies on the use of substantial amounts of greenfield land and countryside which at least partly is accessible via public rights of way, so in effect would result in the loss of open space which the general public can currently access. This limits the potential positive	Minor negative -1	

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		effect resulting from the creation of new open space.		
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The approach will not improve access to local food growing opportunities and it does present a risk to such opportunities as overall the approach relies on the use of a substantial amount of countryside. At least some of this land is currently farmed, including – it is understood – for arable methods of agriculture. Developing on the land would also take away the future opportunity for crop production in close proximity to rural populations.	Major negative -2	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	The approach requires the development of land which 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. There may be some potential to reduce forms of rural crime (e.g. theft from farms, harm to livestock, wildlife crime) through the approach, but it is considered this is far outweighed by the likely increase in crime and fear of crime which will be experienced as a result of the introduction of significant populations associated with the approach. Given the substantial scale of development proposed overall, there is the potential for this approach to be of severe detriment to the objective.	Major negative -2	Major negative -4
<b>6. Community Safety</b> To improve community safety, reduce crime and	2. Will it contribute to a safe and secure	The approach requires the development of land which in general is untouched by traditional ‘urban’ forms such as employment, housing or industry). As such,	Major negative -2	

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the fear of crime.	built environment?	there is very little present on sites in the way of 'built environment' and so sites do not suffer from safety issues in terms of structures forming part of the built environment. There may be the presence of security issues on sites, where the potential for rural crime is concerned for example, however in general there is little opportunity to contribute to a safe and secure built environment through this approach. Indeed, the development of such sites presents the risk of creating a much-expanded built environment which gives rise to more substantial safety and security issues. Given the substantial scale of development proposed overall, there is the potential for this approach to be of substantial detriment to the objective.		
<b>7. Social Inclusion</b> 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?	An increase in population adjacent to rural villages resulting from this approach could help to sustain existing cultural assets (for example a library or village hall) that would otherwise be at risk from closure. A proportion of the approach involves substantial levels of development which may open up opportunities for also improving existing assets. There may be some risk that on the more substantial sites, new facilities would be required, and their development may present competition to nearby existing facilities within the villages, and this may threaten the continuing viability of existing assets. However, this scale of development is not uniform across the approach.	Neutral 0	Major positive +3

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<b>7. Social Inclusion</b> 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?	Increasing the population adjacent to the larger villages and associated cultural assets will see an increase in the proportion of the wider population who will benefit from easier access to related activities and thus increase general engagement and satisfaction. There is the risk to existing assets presented through increased competition as considered at 7(1), but in general the effect on the various elements of this criteria question is considered to be positive.	Minor positive +1	
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	A proportion of the approach will result in development which is of a scale that will require the provision of new assets including facilities such as shops and community centres. Whilst this is only a proportion of the approach, when viewed together with the general population increase that would result from the approach overall, it is considered likely to have a positive effect on this criteria question and lead to a general increase in the number of facilities within the plan area.	Minor positive +1	
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the	4. Will it provide for the educational needs of the population?	A proportion of the approach will result in development which is of a scale that will require the provision of educational facilities on-site to meet the needs of a newly created school age population. This will result in a positive effect; in general, providing for the educational needs of the incumbent	Minor positive +1	

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gap between the most deprived areas within the plan area.		population. As a minimum, development would be of scale that contributions could be justifiably sought to expand and enhance existing nearby educational facilities, for instance at schools within the villages.		
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	The approach would result in overall substantial growth in rural locations adjacent to villages; some of which experience limited transport provision and relatively low levels of connectivity. The approach would make use of existing transport infrastructure, though likely also apply significant pressures to it. The scale of growth means there is the potential for enhancements to existing infrastructure nearby, but in reality, this alone would fall significantly short of providing what is required to absorb demand arising from new development for a proportion of the approach at least, and the focus would need to be on developing new and substantial infrastructure interventions rather than enhancement of the existing system.	Minor negative -1	Major negative -2
<b>8. Transport</b> 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	2. Will it help to develop a transport network that minimises the impact on the environment?	The approach will require the delivery of significant transport infrastructure on existing greenfield land which will have an adverse impact on the environment. This option would allow for travel to key local services via more sustainable means, such as walking and cycling. Whilst the scale of development for part of the approach does provide the opportunity to establish new employment, services and facilities	Minor negative -1	

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improve travel choice and accessibility.		as part of a mixed-use development, in reality a large proportion of the population will continue to be employed, and seek services, outside of the development, particularly in relation to smaller scale development associated with some elements of the approach. Given the relatively isolated (rural-village) locations associated with this growth option, the approach will significantly increase the extent of plan-area population who require the use of private vehicles to travel, resulting in longer-term environmental implications.		
<b>8. Transport</b> 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 the approach will significantly increase the number of journeys undertaken by private car in view of the relatively isolated (rural village) locations for growth linked to this approach. However, this option would allow for more day-to-day travel in terms of accessing key local services to be completed through sustainable means.	Minor negative -1	
<b>8. Transport</b> 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	4. Will it increase accessibility to services and facilities?	The approach to focus development adjacent to the rural villages will expand the proportion of the wider population living within close proximity to services and facilities provided by those locations. However, rural villages are generally limited in the extent of services and facilities they are able to provide, and this reduces the effect of this approach in this regard. A	Minor positive +1	

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and to improve travel choice and accessibility.		proportion of the approach includes large-scale development, and in these circumstances new facilities and services would be provided as part of a mixed-use approach to development. This factor is instrumental in indicating a minor positive effect on this criteria question.		
<b>9. Brownfield Land</b> To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	Small areas of the land required to deliver this approach could reasonably be classified as brownfield. Predominantly though, the approach relies on the expansion of rural villages out onto surrounding greenfield land, and in some instances, this would be to a significant extent. It therefore does not make efficient use of available brownfield land.	Major negative -2	Major negative -4
<b>9. Brownfield Land</b> 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 this approach, given the predominantly natural and rural status of land required to deliver this approach. As a result, the approach is limited in its ability to minimise any adverse impacts on biodiversity value. This effect is particularly strong from this approach due to the substantial scale of development that would be sought for a proportion of the approach.	Major negative -2	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy	1. Will it result in additional energy use?	Any new development of this type will result in additional energy use. This is likely to be a strong effect in this case due to the scale of development forming part of this approach at given locations. This negative effect would be reduced by location of	Minor negative -1	Major positive +3

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resource, reducing dependency on non-renewable sources.		potential new development adjacent to villages with a good level of service provision, which would encourage more sustainable travel.		
<b>10. Energy and Climate Change</b> 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 energy efficiency of new dwellings built as part of this approach will be far superior to much of the existing stock elsewhere in the Borough. In essence this will contribute to a general improvement in the overall energy efficiency of the plan-area housing stock. Given the scale of growth proposed overall, this would result in a strong effect.	Major positive +2	
<b>10. Energy and Climate Change</b> 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 that part of the approach could incorporate 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), due to the scale of development amounting to part of this approach, assuming that a comprehensive approach to development were adopted.	Minor positive +1	
<b>10. Energy and Climate Change</b> 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?	The scale of development proposed within part of this approach means that there is the potential to facilitate the development of community energy systems, particularly if development were to be implemented comprehensively.	Minor positive +1	

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renewable sources.				
<b>10. Energy and Climate Change</b> 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 as advocated through part of this approach 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 an increased potential to ensure buildings are able to deal with future changes in climate change through this approach. However, the significant scale of growth attributed to this approach overall and the locating of growth largely on greenfield land, does severely offset any positive outcomes from this effect.	Neutral 0	
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed	1. Will it increase levels of air, noise and other types of	Part of the approach relies on the large-scale development of greenfield land in the countryside. As a result, this option is likely to encourage and generate high usage of the private car, therefore	Minor negative -1	Minor negative -1

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by air, noise and other types of pollution.	pollution?	limiting potential to minimise air pollution. The reliance on greenfield land in the countryside, which contributes to largely a tranquil environment, will also result in a significant increase in relative noise pollution. These negative effects would to an extent be reduced by the availability of key local services within adjacent settlements, which would be accessed via sustainable modes of travel by new population. The approach will be of significant detriment to this objective.		
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	Part of the land required to deliver this approach suffers from some existing flood risk (falling within Flood Zones 2 or 3). The scale of development is such that significant site-wide mitigation strategies could be put in place to help deal with drainage and flood issues resulting from development, but it remains that the scale of development on greenfield land within the countryside would be very significant. Such land plays a role in facilitating drainage and managing the wider water-cycle in general. The development of such land to accommodate this approach will remove this asset, notwithstanding the potential to implement site-wide mitigation for any arising flood risk, and on balance it is considered would result in a potentially major detriment to the wider water cycle when taken as a whole. It is recognised that the extent of some of the development required to deliver this approach would be much smaller scale. As a result, the negative	Minor negative -1	Major negative -5

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		effect on this criteria question is reduced.		
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	In view of the role played by greenfield land as part of the wider water-cycle (discussed at 12(1)), redevelopment of greenfield land at the scale advocated by the approach when taken as a whole (leading to significant additional demands on water supply and drainage) has the potential to have a significant adverse effect on the infrastructure which helps to ensure acceptable levels of local water quality.	Major negative -2	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Locally, the approach is likely to impact negatively on water conservation, creating additional demand to be met as a result of local population growth despite building regulations providing scope for more efficient use of water (see 12(4)). Given the significant scale of development in specific locations attributed to at least part of this approach, the negative effect on this criteria question is increased.	Major negative -2	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	The water efficiency credentials of new dwellings being built when compared with existing older stock within the plan area will be superior owing to building regulations. In essence this will lead to a general improvement in the water efficiency of the plan area's stock and promotion of water efficiency in general. The scale of growth advocated by this approach when taken as a whole is so significant that the positive effect will be major.	Major positive +2	

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<b>12. Flooding and Water Quality</b> 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 approach is likely, without mitigation, to result in a deterioration of Water Framework Directive status or of on-site watercourses. The land required to deliver the approach is both greenfield and in the countryside, and therefore relatively unimpeded in terms of natural water quality. The replacement of this with built development at such an extensive scale for part of the approach presents risks which are unlikely to be able to be entirely mitigated for.	Major negative -2	
<b>12. Flooding and Water Quality</b> 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?			
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	The approach is very likely to result in harm to biodiversity. This is due to the extensive scale of development proposed for part of the approach and location of development within primarily natural and semi-natural greenfield land in the countryside. Whilst specific improvements to assets as part of development may be possible, it is considered that the locating of this scale of growth – and specifically the urbanising of sizeable areas of natural and semi-natural greenfield land - markedly outweighs any potential for this. It is assumed in the absence of more detailed and up-to-date information that protected species could be at risk and this would	Major negative -2	Major negative -7

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		need to be carefully managed through the masterplanning process.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	2. Will it allow for biodiversity net gains?	Redevelopment of land may provide an opportunity to introduce specific and high-quality biodiversity assets integral to the wider development. However, in general terms, the approach would see the replacement of primarily greenfield (natural and semi-natural) parts of the countryside with urban forms of development, risking existing biodiversity and significantly outweighing any potential for delivering net gain. This risk is particularly cogent as a result of the significant scale of development associated with part of the approach and ultimately it is considered that the approach is likely to result in significant biodiversity net-loss because of this.	Major negative -2	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	It is expected that the approach will have a minor impact on the geological environment given that it relates to development which will require the extraction of material to facilitate construction. No Regionally Important Geomorphological Sites are identified within the land in question.	Minor negative -1	
<b>13. Natural Environment, Biodiversity, Green &amp;</b>	4. Will it maintain and enhance	The semi-natural and natural status of the land required to deliver this approach indicates that sporadic woodland or tree cover will likely be	Minor negative -1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	woodland cover and management?	present. There is the potential for development to positively incorporate such assets and have this certified through the masterplanning and development management process. However, until this time, there is an assumption that woodland cover and long-term management would be placed at risk through implementation of this approach. This risk is particularly cogent as a result of the significant scale of development associated with part of this approach.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	It is expected that, given the scale of development proposed, green and open space of varying types will form part of development to some extent. However, this does not outweigh the associated loss of existing publicly accessible open space to facilitate construction that would occur. In addition, parts of the approach rely on much smaller sites which would not provide the same level of contribution in this regard.	Neutral 0	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the	6. Will it improve the quality of existing open space?	Given the scale of development proposed there is the potential for new open space to form part of its implementation overall. This is outweighed however by the loss of publicly accessible open space resulting from the development of open countryside which sees Public Rights of Way provide access. The approach will therefore result in a net reduction in the quality of existing open space when taken as a whole.	Major negative -2	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
natural environment.				
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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 approach presents an opportunity to incorporate new or improved green and blue infrastructure to development, for example through utilisation of and enhancement to related public footpaths, and water bodies which are present on some of the land. The approach therefore provides an opportunity to encourage the creation of new green and blue assets whilst protecting existing assets, on a significant scale.	Minor positive +1	
<b>14. Landscape and Built Environment</b> 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 approach will result in change to land which spans a variety of landscape character types. The effect therefore is expected to be negative, notwithstanding the potential for mitigation through the development management process, due to the predominantly tranquil and much unaltered rural environs that would be affected. This is particularly the case due to the scale of development forming part of the approach as proposed, though it is also recognised that smaller sites will have a much-reduced level of impact.	Minor negative -1	Major negative -5
<b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its	2. Does it have a positive impact on visual amenity?	The approach is highly likely to impact on undeveloped land which as a result of its openness and rural character provides a positive setting for historic settlements. Redevelopment of such land will ultimately result in a negative effect on this objective.	Minor negative -1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
setting and enhancing the place through good design.				
<b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	3. Will it maintain and/or enhance the local distinctiveness of the townscape or settlement character?	Any development in extension to a settlement will need to interact with and respect the existing adjacent built form, essentially implementing a continuation of the established pattern of development wherever this is desirable. How development manages its effect on a settlement's character precisely will need to be carefully controlled through the masterplanning and development management processes with a particular focus on design, the effects of which are not fully understood at this stage. However, the scale of development associated with the approach and close correlation with development sites and existing settlements means there is an ongoing risk to this objective.	Minor negative -1	
<b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The approach has the potential to severely diminish existing relationships between the landscape and built environment. Such relations are at risk of being threatened by the scale of development which forms part of the approach, with the potential for existing settlements to be physically isolated from surrounding landscape as a result. The scale of development may present opportunities for the creation of new links between the built environment and remaining unaltered landscape, but this benefit	Major negative -2	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		would not outweigh the risks as described.		
<b>15. Heritage</b> 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?	Heritage assets are present both within and adjacent to parts of land required to deliver the approach. Policy protections exist to ensure the conservation of historic assets (such by way of Conservation Area and Listed Building designations) even in the context of growth. The scale of growth associated with the approach is such that heritage assets may be at risk without adequate mitigation, but there may also be the opportunity to enhance assets within or adjacent to growth areas too.	Neutral 0	Major positive +2
<b>15. Heritage</b> 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 approach relies on the redevelopment of large areas of greenfield land categorised as part of a range of landscape character types in County-wide assessment. In this respect the approach will not therefore maintain or strengthen landscape character and distinctiveness and presents some risks to it. There is however the potential to protect and enhance townscape character and distinctiveness through careful design which respects and strengthens the quality of the existing built form of the rural villages, given the proximity of development adjacent to existing settlements.	Minor negative -1	
<b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for	3. Will it provide better opportunities for people to access	The scale of growth would result in the creation of large new populations adjacent to rural villages and who benefit from local heritage assets and the provision of cultural activities. The scale of growth for	Major positive +2	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
people to enjoy culture and heritage.	and understand local heritage and to participate in cultural activities?	at least a part of the approach has the potential to provide good quality access to these places, such as through the creation of expansive and accessible green infrastructure trails. There is the potential that the approach will therefore significantly expand the extent of population who will have improved opportunities to access and understand local heritage and to participate in cultural activities.		
<b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	There is the potential for the approach to improve access to and enjoyment of the historic environment. As discussed, the scale of growth does present an opportunity to connect a much-expanded population into neighbouring rural villages which benefit from related assets through improved access, such as through implementation of green infrastructure and improved public transport provision.	Minor positive +1	
<b>15. Heritage</b> 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 are present on land required to deliver the approach. As a result, the approach will conserve the archaeological environment but is unlikely to enhance it.	Neutral 0	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils,	1. Will it lead to reduced consumption of raw materials?	The approach, being related to housing development specifically, will not lead to a reduction in the consumption of raw materials. As part of the development required to deliver the approach, a short-term increase in the use of raw materials is	Minor negative -1	Major negative -6

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
safeguarding minerals and waste.		likely, as with any scenario whereby the construction of new dwellings is a central facet.		
<b>16. Natural Resources and Waste Management</b> 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?	The approach does not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by building regulations, with local policy also looking to encourage sustainable design in recognition of climate change and seeking acceptable mitigation. However, this is a focused issue which would need to be addressed through the masterplanning and development management processes. Notwithstanding this, there is potential that parts of the approach could incorporate the generation and use of renewable energy including through larger-scale interventions (such as community energy systems) or centralised power generation due to the scale of development amounting to this approach.	Minor positive +1	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Part of the approach will result in a significant increase in household waste locally in the long-term and construction waste in the short-term.	Major negative -2	
<b>16. Natural Resources and Waste Management</b> To prudently manage the	4. Will it reduce hazardous waste?	The approach in general will not have an impact on the production of hazardous waste locally.	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
natural resources of the area including soils, safeguarding minerals and waste.				
<b>16. Natural Resources and Waste Management</b> 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?	A large section of the land in question is classified as Grade 2 agricultural land. The majority of remaining land is classified as Grade 3. Data is not available at this time for all of Erewash to allow for the separation of Grades 3a and 3b. As Grade 3a is classified as 'Best and Most Versatile' (BMV) agricultural land along with Grade 2, the approach presents a significant risk to BMV agricultural land and will fail considerably in protecting it.	Major negative -2	
<b>16. Natural Resources and Waste Management</b> 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?	Implementation of the approach relies on the development of large areas of predominantly greenfield land and therefore will result in a substantial loss of greenfield land, not prevention of it.	Major negative -2	

**Option G (ii) – Extension of villages without a centre (other settlements) into the Green Belt**

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>1. Housing</b> 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?	This approach has the potential to accommodate a relatively significant amount of growth, giving rise to a notable positive impact on local affordability by contributing to meeting demand. The range of types of dwellings likely to be accommodated on the sites amounting to this approach will be limited. Landscape sensitivities which equally apply to within villages as to outside them will have a restrictive impact on design possibilities and is likely to rule out or severely limit the scope for flatted development, for example. By their geographical location such sites will also be situated further from facilities and services that may be provided by the villages, further limiting their ability to accommodate for a wide range of social groups; for example, those who do not have access to a private car. In view of the above, this approach will have a limiting impact on diversifying the range of accommodation available within the Borough to different social groups, but a positive one nonetheless by virtue of helping to meet general demand.	Minor positive +1	Major positive +2
<b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies,	2. Will it provide sufficient pitches and plots for gypsies and travellers and travelling	The Derbyshire & East Staffordshire Gypsy and Traveller Accommodation Assessment (2014) requires the provision of a single G&T pitch within the borough by 2019, with the single pitch amounting to the full need across the whole period covered by the Assessment (2018-2033). The intention was to	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
travellers and travelling showpeople.	showpeople?	provide this through the development management process in response to a planning application, should one be submitted, so no land required formal allocation. The continuation of this approach would mean that this approach to growth would not specifically provide pitches and/or plots, but equally would not preclude the opportunity to satisfy the Borough's requirement through the development management process, should an application be received. The approach is therefore considered to have a neutral effect on this objective.		
<b>1. Housing</b> 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 provision of new dwellings in any form and in any location will have a positive effect on the availability of stock across the Borough, and this should help to resolve issues of homelessness in areas where the problem is more pronounced – i.e. within the town, as the housing market in general becomes more fluid. The geographical disconnect of this approach from the main urban areas (the town and conurbation) where the issue is expected to be more pronounced means that the effect on this objective will be less noticeable than elsewhere.	Minor positive +1	
<b>1. Housing</b> To ensure that the housing stock meets the housing needs of the population, including gypsies,	4. Will it reduce the number of unfit/vacant homes?	The sites amounting to this approach are greenfield in nature, or in specific uses other than housing. As a result, it is considered unlikely that the development of greenfield land will lead to a notable reduction in unfit or vacant homes within the borough.	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
travellers and travelling showpeople.				
<b>1. Housing</b> 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?	Some sites forming part of this approach is of a scale that would be expected to contribute significantly towards the provision of new infrastructure. However, this is not likely to be the case in most instances, and the villages provide only limited access to existing infrastructure for new residents to benefit from.	Neutral 0	
<b>2. Employment and Jobs</b> To create employment Opportunities.	1. Will it improve the diversity and quality of jobs?	In the short-term, the diversity and quality of jobs available locally in accommodating this approach will noticeably improve given the scale of development involved and associated requirement for construction skills and expertise. The range of these jobs, given the scale of development, will be broad and varied spanning a variety of sectors including engineering, clerical, service, professional and manual. In the longer term, some of the approach results in development of a scale that would attract employers to locate as part of mixed-use development. The generally rural environment associated with this approach to growth is likely to limit positive impacts.	Minor positive +1	Major positive +2
<b>2. Employment and Jobs</b> To create employment Opportunities.	2. Will it reduce unemployment?	Delivery of this approach will result in a short-term boost to employment given the scale of development involved and associated requirement for construction skills and expertise. The range of these jobs, given the scale of development, will be broad and varied	Minor positive +1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
		spanning a variety of sectors including engineering, clerical, service, professional and manual. In the longer term, the scale of development is likely to attract employers to locate as part of mixed-use approach to development, as well as in response to longer term population growth, and it is expected this would have a positive effect on employment levels locally.		
<b>2. Employment and Jobs</b> 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. There is the risk that the approach, relying on extending the villages out into surrounding countryside, 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, the scale of development would be such that new employers would be attracted to the area, and an increase in population within the rural areas may help to ensure long-term viability of existing nearby rural businesses. This helps to minimise negative impacts from the risks.	Neutral 0	
<b>3. Economic Structure and Innovation</b> To provide the physical	1. Will it provide land and buildings of a type required by	The sites amounting to the approach are of a scale which means there is the potential for land and buildings of the type required by businesses to form part of a mixed-use approach to development.	Minor positive +1	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	businesses?	Additionally, it is not expected that this approach would see the <i>removal</i> of land and buildings of the type required by businesses as delivery of the approach does not require the replacement of good quality employment premises as per the protections afforded to good and upper-average employment land through the Erewash Core Strategy and Erewash Employment Land Survey 2019.		
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	2. Will it provide business/univers ity clusters?	In view of the scale of development proposed as part of this approach, there is potential for business and university clusters to be facilitated as part of a mixed-use approach to development. However, the locations relied upon to deliver growth as part of this approach are relatively isolated, albeit connected to existing rural villages, and this is likely to limit the potential to attract such development.	Neutral 0	
<b>3. Economic Structure and Innovation</b> 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?	In view of the scale of development proposed as part of this approach, there is the potential for high knowledge employment sectors to be well accommodated as part of a mixed-use approach to development. However, as with 3(2), the location of growth would be relatively isolated, and this is likely to limit the potential to attract such development.	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<b>3. Economic Structure and Innovation</b> 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?	Graduates will be afforded a greater opportunity to live and work within the plan area on the basis of a significantly boosted supply of new homes. However, this approach would direct these homes into relatively isolated locations with limited access to the conurbations and town and is therefore likely to minimise potential for this to occur.	Neutral 0	
<b>3. Economic Structure and Innovation</b> 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?	Whilst the approach does not explicitly provide for new employment as it is instead focused on housing development, the scale of development amounting to part of the approach will mean new infrastructure will be required, and this infrastructure is likely to benefit economic structure and innovation objectives in addition to housing ones. Ultimately, the approach has the potential to provide the required infrastructure in economic structure and innovation terms to a limited extent.	Minor positive +1	
<b>4. Shopping Centres</b> 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	Enabling growth adjacent to villages not well supported by shops and other services would not support a growing population at these locations. Consequently, there would be little impact on the vitality of smaller villages, owing to the lack of retail	Neutral 0	Neutral 0

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
	centre?	offering and inability to benefit from any potential increased expenditure by new residents.		
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	1. Will it reduce health inequalities?	The approach will fail to locate new population close to existing health infrastructure of the extent and range required to support the needs of a growing population. Rural populations tend to be more reliant on use of the private car to access services and facilities provided by larger settlements and this reduces the opportunity to promote active lifestyles as residents encounter barriers which mean they are generally unable to go about their lives in an entirely sustainable manner, such as by walking or cycling to nearby services and facilities. This fails to promote a reduction in health inequalities. As part of the approach, there is the potential to provide health facilities as part of at least one mixed-use development, but this is a minimum requirement rather than improvement over current prospects.	Neutral 0	Major negative -2
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	2. Will it improve access to health services?	In general, the approach will not improve accessibility to health services for the overall population, particularly where development is of a limited scale. It is expected that the approach will result in an increase in the proportion of the population who have to use unsustainable means of transport to access existing facilities, due to the rural location of growth associated with this approach. Notwithstanding this, there is the potential that more extensive development options forming part of this	Neutral 0	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		approach could deliver improvements to existing or new healthcare facilities as part of their build-out. This may in turn improve accessibility locally, however this is not considered to be a possibility which is representative of the approach as a whole, and in any case, such improvements or additions of facilities would be focused on servicing the incumbent populations rather than the population at large.		
<b>5. Health and Wellbeing</b> 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 which could attract the provision of new recreation assets in areas which currently have limited supply. This, coupled with natural recreation assets which exist within the rural areas suggests that the approach could increase opportunities for recreational activity on the proviso that strong and legible connections are provided to these assets.	Minor positive +1	
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	4. Will it provide new open space or improve the quality of existing open space?	A proportion of the approach includes development at a scale which could attract new open space, or sponsor improvements to existing assets in the adjacent village(s). It is likely therefore that the approach could have a positive impact on this objective. However, the approach relies on the use of substantial amounts of greenfield land and	Minor negative -1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		countryside which at least partly is accessible via public rights of way, so in effect would result in the loss of open space which the general public can currently access. This limits the potential positive effect resulting from the creation of new open space.		
<b>5. Health and Wellbeing</b> To improve health and wellbeing and reduce health inequalities.	5. Will it improve access to local food growing opportunities?	The approach will not improve access to local food growing opportunities and it does present a risk to such opportunities as overall the approach relies on the use of a substantial amount of countryside. At least some of this land is currently farmed, including – it is understood – for arable methods of agriculture. Developing on the land would also take away the future opportunity for crop production in close proximity to rural populations.	Major negative -2	
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	1. Will it reduce crime and the fear of crime?	The approach requires the development of land which 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. There may be some potential to reduce forms of rural crime (e.g. theft from farms, harm to livestock, wildlife crime) through the approach, but it is considered this is far outweighed by the likely increase in crime and fear of crime which will be experienced as a result of the introduction of significant populations associated with the approach. Given the substantial scale of development proposed overall, there is the potential for this approach to be of severe detriment to the	Major negative -2	Major negative -4

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		objective.		
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	2. Will it contribute to a safe and secure built environment?	The approach requires the development of land which in general is untouched by traditional 'urban' forms such as employment, housing or industry). As such, there is very little present on sites in the way of 'built environment' and so sites do not suffer from safety issues in terms of structures forming part of the built environment. There may be the presence of security issues on sites, where the potential for rural crime is concerned for example, however in general there is little opportunity to contribute to a safe and secure built environment through this approach. Indeed, the development of such sites presents the risk of creating a much-expanded built environment which gives rise to more substantial safety and security issues. Given the substantial scale of development proposed overall, there is the potential for this approach to be of substantial detriment to the objective.	Major negative -2	
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the	1. Will it protect and enhance existing cultural assets?	An increase in population adjacent to rural villages resulting from this approach could help to sustain existing cultural assets (for example a library or village hall) that would otherwise be at risk from closure. A proportion of the approach involves substantial levels of development which may open up opportunities for also improving existing assets. There may be some risk that on the more substantial sites, new facilities would be required, and their	Neutral 0	Major positive +2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
plan area.		development may present competition to nearby existing facilities within the villages, and this may threaten the continuing viability of existing assets. However, this scale of development is not uniform across the approach.		
<b>7. Social Inclusion</b> 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?	Increasing the population adjacent to the villages and associated cultural assets will see an increase in the proportion of the wider population who will benefit from easier access to related activities and thus increase general engagement and satisfaction. The range of activities offered by this option is considered to be more limited, however. There is also the risk to existing assets presented through increased competition as considered at 7(1).	Neutral 0	
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	3. Will it increase the number of facilities e.g. shops, community centres?	A proportion of the approach will result in development which is of a scale that will require the provision of new assets including facilities such as shops and community centres. Whilst this is only a proportion of the approach, when viewed together with the general population increase that would result from the approach overall, it is considered likely to have a positive effect on this criteria question and lead to a general increase in the number of facilities within the plan area.	Minor positive +1	
<b>7. Social Inclusion</b> To promote and support the development and	4. Will it provide for the educational	A proportion of the approach will result in development which is of a scale that will require the provision of educational facilities on-site to meet the	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.	needs of the population?	needs of a newly created school age population. This will result in a positive effect; in general, providing for the educational needs of the incumbent population. As a minimum, development would be of scale that contributions could be justifiably sought to expand and enhance existing nearby educational facilities, for instance at schools within the villages.		
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	1. Will it use and enhance existing transport infrastructure?	The approach would result in overall substantial growth in rural locations adjacent to villages; some of which experience limited transport provision and relatively low levels of connectivity. The approach would make use of existing transport infrastructure, though likely also apply significant pressures to it. The scale of growth means there is the potential for enhancements to existing infrastructure nearby, but in reality, this alone would fall significantly short of providing what is required to absorb demand arising from new development for a proportion of the approach at least, and the focus would need to be on developing new and substantial infrastructure interventions rather than enhancement of the existing system.	Minor negative -1	Major negative -5
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to	2. Will it help to develop a transport network that minimises the impact on the	The approach will require the delivery of significant transport infrastructure on existing greenfield land which will have an adverse impact on the environment. Whilst the scale of development for part of the approach does provide the opportunity to establish new employment, services and facilities as	Major negative -2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
jobs and services for all and to improve travel choice and accessibility.	environment?	part of a mixed-use development, in reality a large proportion of the population will continue to be employed, and seek services, outside of the development, particularly in relation to smaller scale development associated with some elements of the approach. Given the relatively isolated (rural-village) locations associated with this growth option, the approach will significantly increase the extent of plan-area population who require the use of private vehicles to travel, resulting in longer-term environmental implications.		
<b>8. Transport</b> 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 this option will significantly increase the number of journeys undertaken by private car in view of the locations for growth being relatively underserved by services and isolated (rural village), which will result in key local services being largely accessible only through private car travel.	Major negative -2	
<b>8. Transport</b> 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	4. Will it increase accessibility to services and facilities?	The approach to focus development adjacent to the rural villages will not expand the proportion of the wider population living within close proximity to services and facilities provided by those locations. Villages in this option have little to no service provision. A proportion of the approach includes large-scale development, and in these	Neutral 0	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
and to improve travel choice and accessibility.		circumstances new facilities and services would be provided as part of a mixed-use approach to development.		
<b>9. Brownfield Land</b> To make efficient use of brownfield land and recognise biodiversity value where appropriate.	1. Will it make efficient use of brownfield land?	Small areas of the land required to deliver this approach could reasonably be classified as brownfield. Predominantly though, the approach relies on the expansion of rural villages out onto surrounding greenfield land, and in some instances, this would be to a significant extent. It therefore does not make efficient use of available brownfield land.	Major negative -2	Major negative -4
<b>9. Brownfield Land</b> 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 this approach, given the predominantly natural and rural status of land required to deliver this approach. As a result, the approach is limited in its ability to minimise any adverse impacts on biodiversity value. This effect is particularly strong from this approach due to the substantial scale of development that would be sought for a proportion of the approach.	Major negative -2	
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low-carbon energy resource, reducing dependency on non-	1. Will it result in additional energy use?	Any new development of this type will result in additional energy use. This is likely to be a strong effect in this case due to the scale of development forming part of this approach at given locations. In addition, the location of new development adjacent to the rural villages is likely to further enhance this effect due to the likely dependence of a newly introduced population on the use of the private car to	Major negative -2	Major positive +2

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
renewable sources.		access the full range of services and facilities required.		
<b>10. Energy and Climate Change</b> 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 energy efficiency of new dwellings built as part of this approach will be far superior to much of the existing stock elsewhere in the Borough. In essence this will contribute to a general improvement in the overall energy efficiency of the plan-area housing stock. Given the scale of growth proposed overall, this would result in a strong effect.	Major positive +2	
<b>10. Energy and Climate Change</b> 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 that part of the approach could incorporate 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), due to the scale of development amounting to part of this approach, assuming that a comprehensive approach to development were adopted.	Minor positive +1	
<b>10. Energy and Climate Change</b> 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?	The scale of development proposed within part of this approach means that there is the potential to facilitate the development of community energy systems, particularly if development were to be implemented comprehensively.	Minor positive +1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>10. Energy and Climate Change</b> 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 as advocated through part of this approach 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 an increased potential to ensure buildings are able to deal with future changes in climate change through this approach. However, the significant scale of growth attributed to this approach overall and the locating of growth largely on greenfield land, does severely offset any positive outcomes from this effect.	Neutral 0	
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other	1. Will it increase levels of air, noise and other types of pollution?	Part of the approach relies on the large-scale development of greenfield land in the countryside. As a result, it is expected that, despite there being potential for the provision of some employment, services and local facilities within development sites, the approach will encourage and generate high	Major negative -2	Major negative -2

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
types of pollution.		usage of the private car and therefore severely restrict any potential to minimise air pollution resulting from development. This is exacerbated by the expected inability of rural villages to provide the required services and facilities across the approach as a whole. The reliance on greenfield land in the countryside, which contributes to largely a tranquil environment, will also result in a significant increase in relative noise pollution. The approach will be of significant detriment to this objective.		
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	1. Will it minimise or mitigate flood risk?	Part of the land required to deliver this approach suffers from some existing flood risk (falling within Flood Zones 2 or 3). The scale of development is such that significant site-wide mitigation strategies could be put in place to help deal with drainage and flood issues resulting from development, but it remains that the scale of development on greenfield land within the countryside would be very significant. Such land plays a role in facilitating drainage and managing the wider water-cycle in general. The development of such land to accommodate this approach will remove this asset, notwithstanding the potential to implement site-wide mitigation for any arising flood risk, and on balance it is considered would result in a potentially major detriment to the wider water cycle when taken as a whole. It is recognised that the extent of some of the development required to deliver this approach would be much smaller scale. As a result, the negative	Minor negative -1	Major negative -5

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		effect on this criteria question is reduced.		
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	2. Will it improve water quality?	In view of the role played by greenfield land as part of the wider water-cycle (discussed at 12(1)), redevelopment of greenfield land at the scale advocated by the approach when taken as a whole (leading to significant additional demands on water supply and drainage) has the potential to have a significant adverse effect on the infrastructure which helps to ensure acceptable levels of local water quality.	Major negative -2	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	3. Will it conserve water?	Locally, the approach is likely to impact negatively on water conservation, creating additional demand to be met as a result of local population growth despite building regulations providing scope for more efficient use of water (see 12(4)). Given the significant scale of development in specific locations attributed to at least part of this approach, the negative effect on this criteria question is increased.	Major negative -2	
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	4. Will it improve or help to promote water efficiency?	The water efficiency credentials of new dwellings being built when compared with existing older stock within the plan area will be superior owing to building regulations. In essence this will lead to a general improvement in the water efficiency of the plan area's stock and promotion of water efficiency in general. The scale of growth advocated by this approach when taken as a whole is so significant that the positive effect will be major.	Major positive +2	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
<b>12. Flooding and Water Quality</b> 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 approach is likely, without mitigation, to result in a deterioration of Water Framework Directive status or of on-site watercourses. The land required to deliver the approach is both greenfield and in the countryside, and therefore relatively unimpeded in terms of natural water quality. The replacement of this with built development at such an extensive scale for part of the approach presents risks which are unlikely to be able to be entirely mitigated for.	Major negative -2	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	1. Will it help protect and improve biodiversity and avoid harm to protected species?	The approach is very likely to result in harm to biodiversity. This is due to the extensive scale of development proposed for part of the approach and location of development within primarily natural and semi-natural greenfield land in the countryside. Whilst specific improvements to assets as part of development may be possible, it is considered that the locating of this scale of growth – and specifically the urbanising of sizeable areas of natural and semi-natural greenfield land - markedly outweighs any potential for this. It is assumed in the absence of more detailed and up-to-date information that protected species could be at risk and this would need to be carefully managed through the masterplanning process.	Major negative -2	Major negative -7
<b>13. Natural Environment,</b>	2. Will it allow for biodiversity net	Redevelopment of land may provide an opportunity to introduce specific and high-quality biodiversity	Major negative	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
<b>Biodiversity, Green &amp; Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	gains?	assets integral to the wider development. However, in general terms, the approach would see the replacement of primarily greenfield (natural and semi-natural) parts of the countryside with urban forms of development, risking existing biodiversity and significantly outweighing any potential for delivering net gain. This risk is particularly cogent as a result of the significant scale of development associated with part of the approach and ultimately it is considered that the approach is likely to result in significant biodiversity net-loss because of this.	-2	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	It is expected that the approach will have a minor impact on the geological environment given that it relates to development which will require the extraction of material to facilitate construction. No Regionally Important Geomorphological Sites are identified within the land in question.	Minor negative -1	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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 semi-natural and natural status of the land required to deliver this approach indicates that sporadic woodland or tree cover will likely be present. There is the potential for development to positively incorporate such assets and have this certified through the masterplanning and development management process. However, until this time, there is an assumption that woodland	Minor negative -1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
natural environment.		cover and long-term management would be placed at risk through implementation of this approach. This risk is particularly cogent as a result of the significant scale of development associated with part of this approach.		
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	It is expected that, given the scale of development proposed, green and open space of varying types will form part of development to some extent. However, this does not outweigh the associated loss of existing publicly accessible open space to facilitate construction that would occur. In addition, parts of the approach rely on much smaller sites which would not provide the same level of contribution in this regard.	Neutral 0	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b> 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?	Given the scale of development proposed there is the potential for new open space to form part of its implementation overall. This is outweighed however by the loss of publicly accessible open space resulting from the development of open countryside which sees Public Rights of Way provide access. The approach will therefore result in a net reduction in the quality of existing open space when taken as a whole.	Major negative -2	
<b>13. Natural Environment, Biodiversity, Green &amp; Blue Infrastructure</b>	7. Will it encourage and protect or improve Green	The approach presents an opportunity to incorporate new or improved green and blue infrastructure to development, for example through utilisation of and enhancement to related public footpaths, and water	Minor positive +1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	and/or Blue Infrastructure networks?	bodies which are present on some of the land. The approach therefore provides an opportunity to encourage the creation of new green and blue assets whilst protecting existing assets, on a significant scale.		
<b>14. Landscape and Built Environment</b> 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 approach will result in change to land which spans a variety of landscape character types. The effect therefore is expected to be negative, notwithstanding the potential for mitigation through the development management process, due to the predominantly tranquil and much unaltered rural environs that would be affected. This is particularly the case due to the scale of development forming part of the approach as proposed, though it is also recognised that smaller sites will have a much-reduced level of impact.	Minor negative -1	Major negative -5
<b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	2. Does it have a positive impact on visual amenity?	The approach is highly likely to impact on undeveloped land which as a result of its openness and rural character provides a positive setting for historic settlements. Redevelopment of such land will ultimately result in a negative effect on this objective.	Minor negative -1	
<b>14. Landscape and Built Environment</b>	3. Will it maintain and/or	Any development in extension to a settlement will need to interact with and respect the existing	Minor negative	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	enhance the local distinctiveness of the townscape or settlement character?	adjacent built form, essentially implementing a continuation of the established pattern of development wherever this is desirable. How development manages its effect on a settlement's character precisely will need to be carefully controlled through the masterplanning and development management processes with a particular focus on design, the effects of which are not fully understood at this stage. However, the scale of development associated with the approach and close correlation with development sites and existing settlements means there is an ongoing risk to this objective.	-1	
<b>14. Landscape and Built Environment</b> To protect and enhance the landscape and townscape character, including heritage and its setting and enhancing the place through good design.	4. Will it conserve or enhance the interrelationship between the landscape and the built environment?	The approach has the potential to severely diminish existing relationships between the landscape and built environment. Such relations are at risk of being threatened by the scale of development which forms part of the approach, with the potential for existing settlements to be physically isolated from surrounding landscape as a result. The scale of development may present opportunities for the creation of new links between the built environment and remaining unaltered landscape, but this benefit would not outweigh the risks as described.	Major negative -2	
<b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for	1. Will it conserve and enhance the historic	Heritage assets are present both within and adjacent to parts of land required to deliver the approach. Policy protections exist to ensure the conservation of historic assets (such by way of Conservation Area	Neutral 0	Minor positive +1

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
people to enjoy culture and heritage.	environment, designated and non-designated heritage assets and their settings?	and Listed Building designations) even in the context of growth. The scale of growth associated with the approach is such that heritage assets may be at risk without adequate mitigation, but there may also be the opportunity to enhance assets within or adjacent to growth areas too.		
<b>15. Heritage</b> 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 approach relies on the redevelopment of large areas of greenfield land categorised as part of a range of landscape character types in County-wide assessment. In this respect the approach will not therefore maintain or strengthen landscape character and distinctiveness and presents some risks to it. There is however the potential to protect and enhance townscape character and distinctiveness through careful design which respects and strengthens the quality of the existing built form of the rural villages, given the proximity of development adjacent to existing settlements.	Minor negative -1	
<b>15. Heritage</b> 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 scale of growth would result in the creation of large new populations adjacent to rural villages and who benefit from local heritage assets and the provision of a limited number of cultural activities. The scale of growth for at least a part of the approach has the potential to provide good quality access to these places, such as through the creation of expansive and accessible green infrastructure trails. There is the potential that the approach will therefore significantly expand the extent of	Minor positive +1	

Performance: Sustainability Appraisal Objective	Question	Performance: Policy Criteria Questions	Ratings: Criteria Question	Ratings: Objective
		population who will have improved opportunities to access and understand local heritage and to participate in cultural activities.		
<b>15. Heritage</b> To conserve the area's heritage and provide better opportunities for people to enjoy culture and heritage.	4. Will it protect or improve access and enjoyment of the historic environment?	There is the potential for the approach to improve access to and enjoyment of the historic environment. As discussed, the scale of growth does present an opportunity to connect a much-expanded population into neighbouring rural villages which benefit from related assets through improved access, such as through implementation of green infrastructure and improved public transport provision.	Minor positive +1	
<b>15. Heritage</b> 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 are present on land required to deliver the approach. As a result, the approach will conserve the archaeological environment but is unlikely to enhance it.	Neutral 0	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	1. Will it lead to reduced consumption of raw materials?	The approach, being related to housing development specifically, will not lead to a reduction in the consumption of raw materials. As part of the development required to deliver the approach, a short-term increase in the use of raw materials is likely, as with any scenario whereby the construction of new dwellings is a central facet.	Minor negative -1	Major negative -6
<b>16. Natural Resources and Waste Management</b> To prudently manage the	2. Will it promote the use of sustainable	The approach does not specifically promote the use of sustainable design, materials and construction techniques. These are largely controlled by building	Minor positive +1	

<b>Performance: Sustainability Appraisal Objective</b>	<b>Question</b>	<b>Performance: Policy Criteria Questions</b>	<b>Ratings: Criteria Question</b>	<b>Ratings: Objective</b>
natural resources of the area including soils, safeguarding minerals and waste.	design, materials and construction techniques?	regulations, with local policy also looking to encourage sustainable design in recognition of climate change and seeking acceptable mitigation. However, this is a focused issue which would need to be addressed through the masterplanning and development management processes. Notwithstanding this, there is potential that parts of the approach could incorporate the generation and use of renewable energy including through larger-scale interventions (such as community energy systems) or centralised power generation due to the scale of development amounting to this approach.		
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	3. Will it result in additional waste?	Part of the approach will result in a significant increase in household waste locally in the long-term and construction waste in the short-term.	Major negative -2	
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	4. Will it reduce hazardous waste?	The approach in general will not have an impact on the production of hazardous waste locally.	Neutral 0	
<b>16. Natural Resources and Waste Management</b>	5. Will it protect the best and	A large section of the land in question is classified as Grade 2 agricultural land. The majority of remaining	Major negative	

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To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	most versatile (BMV) agricultural land?	land is classified as Grade 3. Data is not available at this time for all of Erewash to allow for the separation of Grades 3a and 3b. As Grade 3a is classified as 'Best and Most Versatile' (BMV) agricultural land along with Grade 2, the approach presents a significant risk to BMV agricultural land and will fail considerably in protecting it.	-2	
<b>16. Natural Resources and Waste Management</b> 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?	Implementation of the approach relies on the development of large areas of predominantly greenfield land and therefore will result in a substantial loss of greenfield land, not prevention of it.	Major negative -2	