

## Appendix B

### Chesterfield Borough Council Local Plan

### Sustainability Appraisal of Gypsy and Traveller Site Options

#### Non-Technical Summary

##### **NTS1 Purpose of this report**

This document is the Non-Technical Summary (NTS) of the Sustainability Appraisal (SA) of the consultation document on Gypsy and Traveller site options for the Chesterfield Borough Local Plan (hereafter referred to as the draft Local Plan). It provides an overview of the SA process and describes the key sustainability effects anticipated as a result of the implementation of the Gypsy and Traveller site development options.

This SA Report has been prepared to accompany the consultation document and inform site selection. It is an addendum to an earlier SA that accompanied the Regulation 18 version consultation on the Draft Local Plan.

##### **NTS2 What is the Local Plan?**

The Local Plan will be a single planning policy document. It will set out the vision and objectives for the Borough out to 2033 as well as the spatial strategy in terms of how much new development will be accommodated in the Borough over the plan period and where in the Borough this growth will be located. The vision, objectives and spatial strategy will be delivered through the Local Plan's key planning policies and land allocations.

##### **NTS3 What are Gypsy and Traveller sites?**

Gypsy and Traveller sites are land that is used for Gypsy and Traveller pitches. Gypsies and Travellers are defined as *“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*

Government guidance requires local planning authorities to make a robust assessment of need for sites for Gypsies and Travellers and to identify and update annually a supply of sites to meet pitch targets set to meet the need identified.

Within Chesterfield Borough there is an identified need for 4 permanent pitches for Gypsies and Travellers (not transit pitches) over the period 2014 to 2019.

## **NTS4      What is Sustainability Appraisal?**

The National Planning Policy Framework (NPPF) states that local plans are key to delivering sustainable development and that they must be prepared with the objective of contributing to the achievement of sustainable development. Sustainable development is that which seeks to strike a balance between economic, environmental and social factors to enable people to meet their needs without compromising the ability of future generations to meet their own needs.

It is very important that the draft Local Plan contributes to a sustainable future for the plan area. To support this objective, the Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan. SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates a process set out under a European Directive and related UK regulations called Strategic Environmental Assessment (SEA). Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. SA will therefore be an integral part of the preparation of the Local Plan.

This Sustainability Appraisal is an addendum to the SA Report for the Local Plan that was prepared for the Local Plan in January 2017 and accompanied the Regulation 18 consultation on the Draft Local Plan and as such has fully met all the necessary reporting requirements that are relevant, given the stage the Local Plan has reached.

## **NTS5      How were the sites identified?**

As no privately or publically owned sites were put forward as part of Local Plan consultations and calls for sites to date, the Council investigated its own land holdings. In particular, 46 garage sites were investigated as they were being reviewed by CBC Housing Services with a view to disposal where appropriate, and they are of an appropriate scale and located within or on the edge of the built up area.

The 46 sites were assessed using a three stage Land Availability Assessment (LAA), 22 sites did not pass Stage 1 and were rejected as they did not meet the minimum size threshold and/or were unavailable, with a further 18 rejected as they did not pass Stage 2a of the LAA. Six sites were shortlisted for more detailed assessment and sustainability appraisal.

## **NTS6      How were the sites appraised?**

The appraisal is based on the 12 objectives set out in the Local Plan SA. These objectives were developed using the wider baseline and review of plans and programmes that has already been provided in the November 2016 Scoping Report and the January 2017 SA Report.

Amendments were made to the Local Plan SA Appraisal Framework in order to address the particular considerations for Gypsy and traveller sites, comply with

National Planning guidance, and relate to the detailed methodology used to assess sites in the councils Land Availability Assessment.

The appraisal was conducted by Council Planning Officers using professional judgment, supported by the baseline information (SA Scoping Report 2016), evidence gathered as part of the Council's LAA, and comments received from internal consultees (including Housing, Community Safety, Drainage, Development Management (including Conservation, Tree Officer and Urban Design), Environmental Protection, and Leisure Services) and the Highway Authority (Derbyshire County Council). This report and all the site assessments have also been subject to an independent review by the consultants Wood Environment and Infrastructure Solutions (formerly Amec Foster Wheeler) who carried out the Local Plan SA work.

## **NTS7 Results of the Appraisal**

The site appraisals indicate that aside from the potential minor negative impact on the Local Wildlife Site and Ancient Woodland of Bevan Drive in Inkersall, the effects on the SA objectives are largely positive (with a mix of minor and significant positive effects in relation to SA Objective 1 'Housing), SA Objective 2 'Health,' SA Objective 6 'Landscape' and SA Objective 8 'Climate Change Adaptation) or no significant effect is identified.

In terms of mitigation, the sites that were considered to have a neutral impact on landscape and would require some mitigation to ensure no adverse impacts due to the edge of countryside locations are Miller Avenue and Brooks Road. The Bevan Drive site may require mitigation to ensure no adverse impacts on the Local Wildlife Site or Ancient Woodland. The site in Grangewood may require mitigation due to surface water flood risk.

Although not explicitly covered in the appraisal framework, the larger sites with scope for some live/work element (Miller Avenue and Birchwood Crescent) may need mitigation to ensure that impacts arising from any work element on neighbours amenity are acceptable due to the proximity to residential properties.

Similarly, a matter not covered explicitly in the appraisal framework but of importance in determining the suitability of sites is the proximity of the sites to the settled community and the extent to which sites would be overlooked by existing residential properties and vice versa. This is an issue for three of the six sites.

The potential for cumulative effects has been considered in terms of overall allocations and given the minor scale of the sites and proposals, the nature of their locations, together with potential for mitigation measures no potential for significant cumulative effects has been identified.

**The following table provides a summary of the appraisal.**

SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change Adaptation	9 Climate Change Mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services	Summary Comment	Mitigation Required
<b>Miller Avenue, Mastin Moor</b>	++	+	+	0	0	0	0	++	0	0	0	0	This is a large site that can accommodate extended family growth over time, and has significant positive effects on meeting housing needs. The health effects are minor positive due to the local open space, but the nearest GP is over 2km from the site. The site is in a regeneration priority area. Although the effects on biodiversity and landscape are neutral, there is boundary vegetation and the site does encroach into open countryside. Phase 1 habitat assessment and a landscape character and visual amenity impact assessment are likely to be required. The site is within Flood Zone 1 and will have a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation.	Retention of hedgerows and trees, appropriate boundary treatment and control of lighting.
<b>Brooks Road, Barrow Hill</b>	+	+	+	0	0	0	0	++	0	0	0	0	This is a small site that would only meet immediate needs, located in a regeneration priority area. The nearest GP is 1.8km from the site and therefore the health score is only a minor positive. The site scores neutral against the landscape objective but does border open countryside. The site is within Flood Zone 1 and will have a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation.	Appropriate boundary treatment to the west of the site.
<b>Bevan Drive, Inkersall</b>	++	++	0	0	--	0	0	++	0	0	0	0	This is a large sized site that can accommodate family growth over time, and has significant positive effects on meeting housing needs. The health effects are significant positive due to the close proximity of local open space and GP. The site is not within a regeneration priority area but will contribute to	Due to the majority of the site being within a Local Wildlife Site

SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change Adaptation	9 Climate Change Mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services	Summary Comment	Mitigation Required
													addressing deprivation in the travelling community. The site scores neutral against the landscape objective as it is on the edge of countryside. The site is within Flood Zone 1 and will have a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation. Due to the ancient woodland there is a potential significant negative impact o biodiversity.	and Ancient Woodland there is potential significant negative impact on biodiversity that will require mitigation, although part of the site is PDL and may have development potential.
<b>Birchwood Crescent, Grangewood</b>	++	++	+	0	0	+	0	-	0	0	0	0	This is a large site that can accommodate extended family growth over time, and has significant positive effects on meeting housing needs. The health effects are also significant positive due to the close proximity of local open space and GP. The site is in a regeneration priority area. The site scores minor positive against the landscape objective as it is within the urban area. The site is within Flood Zone 1 but is at medium risk of surface water flooding and will have a minor negative effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation, although there is a medium risk of surface water flooding at will require mitigation. Due to the proximity of residential properties there is potentially an adverse impact on amenity due to overlooking.	Potential need for mitigation due to surface water flood risk. Appropriate site design and screening to mitigate potential adverse

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														impact on amenity.
<b>Atlee Road, Inkersall</b>	+	++	0	0	0	+	0	++	0	0	0	0	This is a moderate sized site that can accommodate some limited family growth over time, and has minor positive effects on meeting housing needs. The health effects are significant positive due to the close proximity of local open space and GP. The site is not within a regeneration priority area but will contribute to addressing deprivation in the travelling community. The site scores minor positive against the landscape objective as it is within the urban area. The site is within Flood Zone 1 and will have a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation. Due to the proximity of residential properties there is potentially an adverse impact on amenity due to overlooking.	Appropriate site design and screening to mitigate potential adverse impact on amenity.
<b>Keswick Drive, Newbold</b>	+	++	0	0	0	+	0	++	0	0	0	0	This is a moderate sized site that can accommodate some limited family growth over time, and has minor positive effects on meeting housing needs. The health effects are significant positive due to the close proximity of local open space and GP. The site is not within a regeneration priority area but will contribute to addressing deprivation in the travelling community. The site scores minor positive against the landscape objective as it is within the urban area. The site is within Flood Zone 1 and will a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a have neutral impact on both natural resources and climate change mitigation. Due to the proximity of residential properties there is potentially an adverse impact on amenity due to overlooking.	Appropriate site design and screening to mitigate potential adverse impact on amenity.

SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change Adaptation	9 Climate Change Mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services	Summary Comment	Mitigation Required

## **NTS8      Next Steps and How to Comment**

The findings of this sustainability appraisal will be used to help the Council come to a decision whether or not a site is suitable for use as a Gypsy and Traveller site. Preferred site/s will be identified in the next version of the Local Plan and accompanying SA report.

The new Local Plan will be published for public consultation and 'submitted' to the Government for examination. An independent Inspector will be appointed to consider the soundness of the Plan i.e. is it justified, effective (deliverable) and consistent with national policy. The Inspector will then make recommendations for the Council to consider.

If sites are included as allocations in the new Local Plan, the proposed monitoring and reporting framework will need to be amended to make specific provision for the requirements of Gypsy and Traveller sites. It is recommended that the following indicator is added to Objective 1 To ensure that housing stock meets the needs of all communities in the Borough:

*Recommended Indicator – Gypsy and Traveller Sites (Number of Pitches)*

### **How to Comment on this SA Report**

This SA Report will be subject to a **6 week consultation period from Monday 12<sup>th</sup> February to 5pm on Monday 26<sup>th</sup> March 2018**. Details of how to respond to the consultation are provided below.

#### **This Consultation: How to Give Us Your Views**

We would welcome your views on any aspect of this SA Report.

Please provide your comments by 5pm Monday 26<sup>th</sup> March 2018. Comments should be sent to:

By email: [local.plan@chesterfield.gov.uk](mailto:local.plan@chesterfield.gov.uk)

By post: Strategic Planning and Key Sites Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP



**Non-Technical Summary**

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## 1.0 Introduction

### 1.1 Background

- 1.1.1 The Council is working towards a Local Plan that will cover the period to 2033. As part of the Local Plan preparation, Chesterfield Borough Council (CBC) is in the process of trying to identify sites to meet the need for Gypsy and Traveller Accommodation in the borough.
- 1.1.2 The Derbyshire [Gypsy and Traveller Accommodation Assessment 2014 \(GTAA\)](#) concluded that Chesterfield Borough has a pitch requirement of 4 over the period 2014 to 2019, with no requirement for the remainder of the plan period. Half of this need has been met through planning permissions, and the Council is therefore seeking to identify a site for two pitches together with a reserve site to be brought forward if required. The intention is to consult on site options at this stage.
- 1.1.3 Since the GTAA was published there has been a change to the definition of Gypsies and Travellers for planning policy purposes (2015 Planning Practice for Traveller Sites). The revised definition is:
- “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*
- 1.1.4 The previous definition included persons who had ceased to travel permanently but this was removed in 2015. It is important that the needs of Gypsies and Travellers that no longer meet the definition for planning policy purposes continue to be met.
- 1.1.5 The Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects under Section 19(5) of the Planning and Compulsory Act 2004.
- 1.1.6 In undertaking this requirement, LPAs must also incorporate the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive, and its transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).
- 1.1.7 SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives.
- 1.1.8 The Council is preparing to consult on options for the provision of sites for Gypsies and Travellers and has prepared this SA report (referred to hereafter

as 'SA Report for the GT Consultation') to accompany the consultation document and inform site selection.

- 1.1.9 A separate SA Report was prepared for the Local Plan in January 2017 and accompanied the Regulation 18 consultation on the Draft Local Plan. It is referred to as the 'SA Report for the Local Plan' in this report. This SA Report for the GT Consultation is an addendum to the SA Report for the Local Plan.
- 1.1.10 As the Local Plan progresses it is envisaged that the preferred sites for Gypsies and Travellers will be incorporated into the next iteration of the Local Plan (the Pre-Submission Local Plan). This means that this SA Report addendum that accompanies the consultation on Gypsy and Traveller sites is an interim report that relates to SA work already undertaken, uses an approach to appraisal that is consistent with that already used and identifies how the findings will be used at the next stage of Local Plan development (and accompanying SA reporting). By explicitly cross referencing the SA work already undertaken, it fully meets all the necessary SEA/SA reporting requirements for the stage. The findings of this SA Report Addendum will be included in the SA Report that accompanies the Pre-Submission Local Plan, and will help ensure it is fully compliant with the SEA Directive.
- 1.1.11 The following have been prepared to date and provide context for the Council's work on the identification of potential locations for Gypsy and Traveller sites and the accompanying SA:
- A Scoping Report for the SA of the Local Plan was published in October 2016 and consulted on between October and November 2016;
  - Consultation on the new Local Plan took place between January and February 2017. This included consultation on a revised vision, spatial strategy and proposals to revise policy in the adopted Core Strategy;
  - A Sustainability Appraisal Report (January 2017) accompanied the consultation on the new Local Plan.

## **1.2 Key Issues for the SA of the Gypsy and Traveller Consultation Document**

### **Process for Identifying Sites**

- 1.2.1 As no privately owned sites were put forward in the 2016 Call for Sites or the 2017 Draft Local Plan consultation as potential gypsy and traveller sites, or following requests to Derbyshire County Council, the Council has investigated its own land holdings. In particular, garage sites were investigated for two main reasons:
- CBC Housing Services have been undergoing a review of garage 'plot' sites with a view to disposal where appropriate
  - Garage sites tend to be located in or on the edge of the existing urban area and are not 'large', therefore are a reasonable potential source of

land supply for meeting the borough's need for Gypsy and Traveller accommodation.

- 1.2.2 A total of 46 former garage sites were identified. Specific issues associated with the existing garage sites include fly tipping and anti-social behaviour, informal and unauthorised accesses. There may be some issues associated with the loss of a small number of the garage sites which are in active use, namely an impact on the road network due to an increase in on-street parking. This is however considered to be minimal as the majority of garages are not used for storing/parking of vehicles.
- 1.2.3 Other potential sources of sites that were considered included the strategic sites identified in both the adopted Local Plan and the new Draft Local Plan, where the principle of housing development is supported, therefore Gypsy and Traveller pitches are also supported as one form of housing provision.
- Waterside – this site was rejected because it has outline planning permission and development has commenced on some reserved matters permissions.
  - Staveley Works – this is a very large complex site that is very unlikely to be remediated and ready for development within the time period in which the Gypsy and Traveller pitches are needed (i.e. before 2019). This site could be considered for pitches in the future if an updated GTAA identifies additional need.
  - Dunston – this was included in the Draft Local Plan as a potential reserved site for future development needs and as such will not be available to meet the current need for pitches. Should this site proceed to formal allocation in the new Local Plan it could be considered for pitches in the future if an updated GTAA identifies additional need.
- 1.2.4 The other potential source of Gypsy and Traveller sites are suitable sites currently in the Green Belt, where the site could be inset from the Green Belt. No such sites have been put forward to the council for consideration. Sites in the Green Belt for any form of housing (including pitches) are not considered appropriate as there is sufficient land within the borough to accommodate new development without the need to review the Green Belt. The council is committed to working with neighbouring authorities on a strategic review of the Green Belt should this become necessary. However, at the current time no exceptional circumstances have been identified to warrant altering Green Belt boundaries within Chesterfield Borough.
- 1.2.5 The final potential source was the expansion of the existing gypsy and traveller site, but this option was rejected due to land stability and contamination issues as evidenced by information and studies submitted as part of the planning application.

### **Process of Assessing Sites**

- 1.2.6 The 46 former garage sites were assessed using the three stage Land Availability Assessment (LAA):

- Initial Site Assessment Criteria (Stage 1 and 2a) 2016 Methodology;
- Detailed Site Assessment Criteria (Stage 2b) 2016 Methodology;
- Gypsy and Traveller sites detailed assessment 2017 Methodology;

1.2.7 22 sites did not pass Stage 1 and were rejected as they did not meet the minimum size threshold and/or were unavailable (see Appendix A for a list of these sites).

1.2.8 A total of 24 available sites have been assessed in line with the Stage 2a [Land Availability Assessment](#) and the Gypsy and Traveller Site Assessment Methodology. Of the 24 sites that have been assessed, 18 have been rejected for further consideration, including Sustainability Appraisal. This is because they have failed the first two stages of Land Availability Assessment (LAA) assessment. It is important to note that these sites may need to be reconsidered if there are no other suitable, available and deliverable sites. Site maps and a summary of the main reasons for rejection can be found in Appendix B.

### 1.3 Sites shortlisted for Sustainability Appraisal

1.3.1 Six sites have passed the first two stages of the LAA and have therefore been shortlisted for more detailed assessment under stage 2b of the LAA, the detailed Gypsy and Traveller assessment and sustainability appraisal. The following table presents a summary of the LAA assessment to date for the six shortlisted sites which provide the reasons why the alternatives were selected for consideration:

Table 1: Summary of the LAA assessment for the six shortlisted sites and reasons for selection for consideration

LAA ref.	Site	Summary of LAA Assessment
32	<b>Miller Avenue, Mastin Moor</b>	<p>Site area 0.41.</p> <p>Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations.</p> <p>Flood zone 1 and surface water flood risk very low. No known land stability or land contamination constraints.</p> <p>Significant access or highway safety issues are unlikely.</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p> <p>Sufficient capacity in education infrastructure (Norbriggs Primary School, Netherthorpe School and Springwell Community College) and health (GP Royal Primary Care).</p> <p>Capacity of local public open space is unknown (this is the case for all LAA sites as the Council's Public Open Space</p>

		<p>Assessment has not yet been updated to be NPPF compliant).</p> <p>Potential impact on Biodiversity given boundary vegetation. Garages unlikely to be suitable for bat roosts due to modern style of construction.</p> <p>Potential minor but mitigable impact on Landscape character given that the site is an extension of an existing settlement into open countryside.</p> <p>No adverse impacts on green wedge/strategic gap, amenity of locality, amenity on site, heritage, or air pollution.</p> <p>Accessibility – Good. The site is within 15 minutes by foot, bicycle or public transport to a centre, primary school and GP, and within 20 minutes to a secondary school.</p> <p>Within a Regeneration Priority Area. Housing Services object as the site is being considered for housing redevelopment in connection with wider regeneration.</p> <p>Gypsy and Traveller Specific LAA Criteria</p> <p>Slope on western side of the site will reduce developable area to around 2000sqm. Good size and phasing potential. Scale of site is subservient to settlement.</p> <p>Sewerage connection potential is good. Drinking water supply potential is moderate. Water Supply 60m to south. 225mm dia. SW and 150mm dia. Foul immediately adjacent.</p> <p>The access would accommodate a LGV without problems.</p>
341	<b>Brooks Road, Barrow Hill</b>	<p>Site area 0.07.</p> <p>Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations.</p> <p>Flood zone 1 and surface water flood risk very low. No known land stability or land contamination constraints.</p> <p>Significant access or highway safety issues are unlikely although note that two way traffic through the access isn't likely to be possible.</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p> <p>Potential issue with capacity in education infrastructure. Sufficient capacity in health (GP Royal Primary Care).</p> <p>Capacity of local public open space is unknown (this is the case for all LAA sites as the Council's Public Open Space Assessment has not yet been updated to be NPPF compliant).</p> <p>No adverse impacts on Biodiversity</p>

		<p>Potential minor but mitigable impact on Landscape character given that the site borders open countryside.</p> <p>No adverse impacts on green wedge/strategic gap, amenity of locality, amenity on site, heritage, or air pollution.</p> <p>Accessibility – Good. The site is within 15 minutes by foot, bicycle or public transport to a centre, primary school and GP, and within 20 minutes to a secondary school.</p> <p>Within a Regeneration Priority Area.</p> <p>Gypsy and Traveller Specific LAA Criteria</p> <p>Moderate size but poor phasing potential. Scale of site is subservient to settlement.</p> <p>Sewerage connection potential is excellent. Drinking water supply potential is excellent. 225mm dia. SW and 225mm dia. Foul in Brooks Road.</p>
<p><b>124</b></p>	<p><b>Bevan Drive, Inkersall</b></p>	<p>Site area 0.61</p> <p>Site is within Westwood and Parkers Wood Local Wildlife Site. The majority of the site is located within an area identified as Ancient Woodland and at present there is insufficient information on impact. Site includes areas of hardstanding which could have development potential.</p> <p>Flood zone 1 FZ1. Small areas of low surface water flooding risk on site.</p> <p>Significant access or highway safety issues are unlikely.</p> <p>No adverse impacts on heritage. No natural or topographical obstacles. No known constraints to physical infrastructure.</p> <p>Sufficient capacity in education infrastructure and health (GP Royal Primary Care).</p> <p>Capacity of local public open space is unknown (this is the case for all LAA sites as the Council's Public Open Space Assessment has not yet been updated to be NPPF compliant).</p> <p>No adverse impacts on green wedge/strategic gap, amenity of locality, or air pollution. Land contamination assessment required due to former use and potential for asbestos (EHO).</p> <p>Accessibility - Excellent. The site is within 800 metres of a centre, primary and secondary school, and GP.</p> <p>Good size and phasing potential. Scale of site is subservient to settlement. Boundary landscape is inadequate but mitigatable.</p>



		May need pumping of foul to mains due to levels.
<b>356</b>	<b>Birchwood Crescent, Grangewood</b>	<p>Site area 1.16</p> <p>Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations.</p> <p>Flood zone 1 FZ1. Lower part of site has a medium risk of surface water flooding, and a minor overlap with high risk area. No known land stability or land contamination constraints.</p> <p>Significant access or highway safety issues are unlikely. The Highway Authority request replacement off-street parking but there is no evidence that the loss of the site would cause a significant on-street parking or highway safety problem. Highway Authority note that the access may need to be widened (there is space within the site to do so).</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p> <p>Sufficient capacity in education infrastructure and health (GP Royal Primary Care).</p> <p>Capacity of local public open space is unknown (this is the case for all LAA sites as the Council's Public Open Space Assessment has not yet been updated to be NPPF compliant).</p> <p>No adverse impacts on Biodiversity or Landscape character.</p> <p>No adverse impacts on green wedge/strategic gap, amenity of locality, heritage, or air pollution.</p> <p>Potential impact on site amenity due to a degree of overlooking and need for boundary screening but mitigable.</p> <p>Accessibility – Good. The site is within 800 metres of a centre, primary school and GP and within 15 minutes by foot, bicycle or public transport to a secondary school.</p> <p>Within a Regeneration Priority Area.</p> <p>Housing objection as no current intention to dispose.</p> <p>Leisure Services objection due to impact on open space.</p> <p>Gypsy and Traveller Specific LAA Criteria</p> <p>Good size but poor phasing potential. Scale of site is subservient to settlement.</p> <p>Sewerage connection potential is good. Drinking water supply potential is excellent. 225mm dia. SW and 225mm dia. Foul cross the site.</p>
<b>358</b>	<b>Atlee Road, Inkersall</b>	<p>Site area 0.16</p> <p>Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations.</p>

		<p>Flood zone 1 and no surface water flood risk. No known land stability or land contamination constraints.</p> <p>Potential access or highway safety issues as the width of the sites access poses a significant constraint to any intensification of use. The access is likely to be unsuitable for vehicles with trailers and would need modification within highway land to prevent over-run of LGVs and/or trailers. The Highway Authority has not confirmed if they would accept alterations to the highway to accommodate access for LGVs and trailers. The Highway Authority request replacement off street parking but there is no evidence that the loss of the site would cause a significant on-street parking or highway safety problem.</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p> <p>Sufficient capacity in education infrastructure and health (GP Royal Primary Care).</p> <p>Capacity of local public open space is unknown (this is the case for all LAA sites as the Council's Public Open Space Assessment has not yet been updated to be NPPF compliant).</p> <p>No adverse impacts on Biodiversity or Landscape character.</p> <p>No adverse impacts on green wedge/strategic gap, amenity of locality, or air pollution.</p> <p>Potential adverse impacts on site amenity as the site feels overlooked on two sides and given the overlooking is at first floor level mitigation may not be feasible.</p> <p>Accessibility – Excellent. The site is within 800metres of a centre, primary and secondary school, and GP.</p> <p>Housing object the site is overlooked on all sides.</p> <p>Gypsy and Traveller Specific LAA Criteria</p> <p>Good size but poor phasing potential. Scale of site is subservient to settlement.</p> <p>Sewerage connection potential is moderate. Drinking water supply potential is good. 225mm dia. SW in Attlee Road and 225mm dia. Foul approx. 30m to the East of the site along Attlee Road</p>
365	<b>Keswick Drive, Newbold</b>	<p>Site area 0.13</p> <p>Outside the Green Belt with no constraints in terms of protected species, local wildlife sites, ancient woodland or nature designations.</p> <p>Flood zone 1 and no surface water flood risk. No known land stability or land contamination constraints.</p> <p>Potential access or highway safety issues as the width of the sites access poses a significant constraint to any intensification</p>

		<p>of use. The access is likely to be unsuitable for vehicles with trailers and would need modification within highway land to prevent over-run of LGVs and/or trailers. The Highway Authority has not confirmed if they would accept alterations to the highway to accommodate access for LGVs and trailers. The Highway Authority request replacement off-street parking but there is no evidence that the loss of the site would cause a significant on-street parking or highway safety problem.</p> <p>No natural or topographical obstacles.</p> <p>No known constraints to physical infrastructure.</p> <p>Sufficient capacity in education infrastructure and health (GP Royal Primary Care).</p> <p>Capacity of local public open space is unknown (this is the case for all LAA sites as the Council's Public Open Space Assessment has not yet been updated to be NPPF compliant).</p> <p>No adverse impacts on Biodiversity or Landscape character.</p> <p>No adverse impacts on green wedge/strategic gap, amenity of locality, or air pollution.</p> <p>Potential adverse impacts on site amenity as there is a degree of overlooking but this is likely to be mitigable.</p> <p>Accessibility – Excellent. The site is within 800metres of a centre, primary and secondary school, and GP.</p> <p>Gypsy and Traveller Specific LAA Criteria</p> <p>Good size but poor phasing potential. Scale of site is subservient to settlement.</p> <p>Sewerage connection potential is moderate. Drinking water supply potential is excellent. 225mm dia. SW approx. 40m North and 225mm dia. Foul approx. 75m North in Keswick Drive</p>
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## **1.4 Purpose of Report**

- 1.4.1 SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives.
- 1.4.2 This SA Report has been prepared to accompany the consultation document and inform site selection. A separate SA Report was prepared for the Local Plan in January 2017 and accompanied the Regulation 18 consultation on the Draft Local Plan. It is referred to as the 'SA Report for the Local Plan' in this report. This SA Report for the GT Consultation is an addendum to the SA Report for the Local Plan, and as such has fully met all the necessary reporting requirements that are relevant, given the stage the Local Plan has reached.
- 1.4.3 As the Local Plan progresses it is envisaged that the preferred sites for Gypsies and Travellers will be incorporated into the next iteration of the Local Plan (the Pre-Submission Local Plan). This means that this SA Report that accompanies the consultation on Gypsy and Traveller sites is an interim report that is fully compliant with relevant SA/SEA reporting requirements because it relates to SA work already undertaken, uses an approach to appraisal consistent with that already used and identifies how it will be used at the next stage of Local Plan development (and accompanying SA reporting). The pre-submission Local Plan will therefore be accompanied by an SA that is fully compliant with the SEA Directive.
- 1.4.4 The findings of the SA of Gypsy and Traveller site options will help to inform the Council's site selection process and therefore the Council's decision on what site/s will be selected or rejected. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the supporting evidence, the SA findings are not the sole basis for a decision; other material planning and feasibility considerations play a key role in the decision-making process.

## 2.0 Approach to the Sustainability Appraisal

### 2.1 Introduction

- 2.1.1 This section sets out the approach to Sustainability Appraisal of the potential Gypsy and Traveller sites. It explains that the appraisal is based on the 12 objectives set out in the Local Plan SA. These objectives were developed using the wider baseline and review of plans and programmes that has already been provided in the November 2016 Scoping Report and the January 2017 SA Report.
- 2.1.2 This section also provides justification for amendments that have been made to the Local Plan SA Appraisal Framework in order to address the particular considerations for Gypsy and traveller sites, comply with National Planning guidance, and relate to the detailed methodology used to assess sites in the councils Land Availability Assessment. Commentary on important issues that are not explicitly covered in the appraisal framework is also provided.
- 2.1.3 The final part of this section explains when the SA was undertaken and by whom, and whether any technical difficulties were encountered.

### 2.2 Sustainability Appraisal Framework

- 2.2.1 Consideration has been given to 6 potential Gypsy and Traveller sites which have been appraised against the full SA Framework of 12 objectives (see Appendix C) that was developed through the SA process for the Local Plan. The [SA Scoping Report](#) published in October 2016 sets out how the SA Objectives were developed and is available on the Council's website.
- 2.2.2 The significance key used in the appraisal of potential Gypsy and Traveller sites is presented below and is the same as used in the SA for the Local Plan.

Score	Description	Symbol
Significant Positive Effect	The proposed option/policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed option/policy does not have any effect on the achievement of the objective	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed option/policy and the achievement of the objective or the relationship is negligible.	~
Uncertain	The proposed option/policy has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

## 2.3 Amendments to the SA Framework to address Gypsy and Traveller sites

2.3.1 The basis for the assessment was the SA framework and site appraisal matrices already developed and applied to the Local Plan. To take into account the distinct nature of the Gypsy and Traveller sites (as opposed to housing or employment sites for the settled community) and ensure that a robust, appropriate and proportionate appraisal could be undertaken, amendments were made to the criteria applied to some of the objectives in the site appraisal. The amended site appraisal framework matrix is shown at Appendix D.

2.3.2 A description of the amendments with a justification is below:

### Objective 1- To ensure that housing stock meets the needs of all communities in the Borough

2.3.3 The scoring has been amended so that sites are scored as having a significant positive against this objective if they are large enough to accommodate an extended family over time. The size thresholds and information on ideal site size is set out in the Gypsy and Traveller Site Assessment Methodology and is based on government guidance (Designing Gypsy and Traveller Sites: Good Practice Guide DCLG May 2008) and the GTAA. The ideal size of site would accommodate one extended family (catering for growth in the family over time). Such a site of 3-4 pitches would be around 2000sqm in area and would allow for a phasing over time.

Site Size	LAA Scoring	SA Scoring
2000sqm to 2180sqm	Excellent	Significant Positive
1000sqm to 1999sqm	Good	Minor Positive
800sqm to 999sqm	Moderate	Minor Positive
500sqm to 799sqm Or materially larger than 2180sqm	Poor	Minor Positive

2.3.4 This differs from bricks and mortar housing for which sites are scored based on the number of units to be developed (99 or less or 100+). These thresholds are not appropriate to be used in an appraisal of sites for a very small number and scale of pitches.

### Objective 2 - To improve health and reduce health inequalities

2.3.5 No Change. Although not explicitly reflected in the appraisal of individual sites, it is important to note that there are likely to be significant health benefits

associated with a settled base in terms of being able to access health and education facilities.

**Objective 3 - To create sustainable communities**

- 2.3.6 No Change. Sites are scored on the basis of whether or not they are within a Regeneration Area, scoring a minor positive if they are or no significant effect if they are not. It is important to note that locating sites in regeneration areas means that the occupants could also benefit from wider regeneration of the area.

**Objective 4 -To enhance and conserve the cultural heritage of the Borough**

- 2.3.7 No Change.

**Objective 5 To protect and enhance biodiversity**

- 2.3.8 No Change.

**Objective 6 Protect and manage the landscape**

- 2.3.9 No Change.

**Objective 7 To manage prudently the natural resources of the region**

- 2.3.10 No Change.

**Objective 8 Plan for the anticipated different levels of climate change**

- 2.3.11 The scoring has been amended to take account of surface water flood risk. Sites that are at medium or high risk of surface water flooding will be scored as - and - - respectively. Where a site sits across areas of different flood risk it is scored against the highest flood risk.

**Objective 9 Minimise the borough's contribution to climate change**

- 2.3.12 No Change.

**Objective 10 Minimise the environmental impacts of waste and pollution**

- 2.3.13 No Change.

**Objective 11 Develop a strong culture of enterprise and innovation**

- 2.3.14 No Change. In the same way as housing for the settled community, all gypsy and traveller sites will be scored neutral on this objective as they do not provide any employment land.

- 2.3.15 It is important to note that the LAA gives consideration to the potential for mixed use development, including some employment in the form of live/work space. This is in line with National planning policy which requires consideration of the extent to which a site can accommodate a business use (allowing a Gypsy or traveller to live and work from home). In practice this means making a judgment as to the capacity of a site to contain a business use without causing unacceptable impacts to highway safety and the local environment (including future and neighbouring occupier's amenities). This would take into account matters such as; the sensitivity of neighbouring land uses to effects such as noise from working and disturbance from traffic, local ecology, prominence to view, access and boundary treatments.
- 2.3.16 Where sites are of sufficient scale for live/work this is acknowledged in the SA Site appraisal commentary. It is also acknowledged that given the proximity of the shortlisted sites to residential properties there may need to be mitigation to ensure that any impacts on neighbours are acceptable. Mitigation could include restrictions on the activities that might be undertaken on site and weight restrictions on the size of vehicle that can be accommodated on site.

### **Objective 12 Improve the accessibility to jobs and services**

- 2.3.17 No Change. This is not applied to housing sites for the settled community or to sites for Gypsies and Travellers.

### **Proximity of Sites to the Settled Community and Overlooking from Existing Residential Properties**

- 2.3.18 It is worth noting that an important factor in determining the suitability of sites that is not explicitly included in the SA framework (but is included in the LAA) is the proximity of the sites to the settled community and the extent to which sites would be overlooked by existing residential properties and vice versa. Where this has been identified it is included in the commentary of sites in the SA Site Appraisal, as it is important context.

## **2.4 When was the SA undertaken and by whom?**

- 2.4.1 The SA Scoping Report in 2016 and the Local Plan SA Report 2017 were prepared by Wood Environment and Infrastructure Solutions (formerly Amec Foster Wheeler).
- 2.4.2 The SA for the gypsy and traveller consultation (addendum to the 2017 Local Plan SA) was undertaken by council planning officers. The site appraisals were undertaken using professional judgment, supported by the baseline information (SA Scoping Report 2016), evidence gathered as part of the Council's LAA, and comments received from internal consultees (including Housing, Community Safety, Drainage, Development Management (including Conservation, Tree Officer and Urban Design), Environmental Protection, and Leisure Services) and the Highway Authority (Derbyshire County Council).



- 2.4.3 This report and all the site assessments have also been subject to an independent review by the consultants Wood Environment and Infrastructure Solutions who carried out the Local Plan SA work.

## **2.5 Technical Difficulties**


- 2.5.1 Due to the very small scale of the sites, and the particular planning policy considerations for gypsy and traveller sites (as set out in the 2015 Traveller Planning Practice Guidance), it was necessary to amend the site appraisal framework, as described in section 2.3 above.
- 2.5.2 Consultation was carried out internally with other relevant council departments but responses were only received from Engineering, Housing and Leisure Services. External consultation was carried out with the Derbyshire County Council Highways Authority and also Derbyshire County Council with regard to accessibility information. A response was only received from the Highway Authority.
- 2.5.3 Sustainability Appraisal is informed by the best available information and data. However, data gaps and uncertainties exist and it is not always possible to accurately predict effects at a strategic level of assessment.
- 2.5.4 Section 3 presents the results for the detailed appraisal of the sites, with the SA matrices for each site provided at Appendix E for reference.

## 3.0 Appraisal of Effects

### 3.1 Introduction

3.1.1 This section presents the findings of the appraisal of effects of the six potential gypsy and traveller sites against the SA objectives. A site plan, scoring against each objective and a detailed comment is provided for each site. A summary table showing the performance of all six sites against the SA objectives together with a brief summary comment and notes on mitigation (where applicable) is provided at section 3.3. The potential for cumulative effects is covered at 3.4.

### 3.2 Results

Site 32 Miller Avenue, Mastin Moor (0.41 hectares/4100m2)												
												
SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services
Appraisal Summary	++	+	+	0	0	0	0	++	0	0	0	0
Commentary												

The site is significantly larger than the minimum site size of 500sqm for one pitch or the ideal size of site (to accommodate one extended family catering for growth in the family over time) of around 2000sqm.

The development of the potential site is considered to lead to significant long term positive effects on SA Objectives relating to housing needs. The site is large enough to provide land for caravans to meet existing and potentially additional future needs in the area. The development of the potential site will have indirect positive effects on health and wellbeing through providing a permanent/ semi-permanent base, and is within 800m of recreational open space. The nearest GP however is over 2km from the site, but does have capacity. The overall effects on SA objectives relating to health are considered to be minor positive.

The site is within the Mastin Moor Regeneration Priority Area and occupants could benefit from wider regeneration of the area. The effect on SA objective 3 is considered to be a minor positive.

Potential effects on historic environment are considered to be neutral as there are no heritage assets (including listed buildings, Conservation areas or Scheduled Monuments) on or adjacent to the site. The possibility of archaeology on the site is limited due to the previous development, and if present then mitigation is provided by national and local planning policy and can be put in place at the development management level to address any potential negative effects. The same is true for biodiversity impacts, as the site is not within 100m of a locally designated site or within 500m of a nationally/internationally designated site. The presence of protected species and the ecological value of the site are not known at this stage. A habitat assessment is likely to be required given the boundary vegetation. The long term effects on this SA objective are considered to be neutral.

The site scores amber in the LAA against landscape and local character and therefore scores as neutral against this objective. It is acknowledged that this site is an extension of an existing settlement into open countryside, albeit on previously developed land and is likely to require some form of proportionate landscape character and visual amenity impact assessment. It is likely that effective mitigation could be provided along with appropriate boundary treatment and control of lighting.

The effects on the SA Objective relating to natural resources (water, air, soil and minerals) and waste and pollution are considered to be neutral in the long term. The site is not within 500m of an Air Quality Management Area and the scale of the site indicates that no material effect is likely.

There is a significant positive effect on climate change adaptation as the site is in flood zone 1 and there is a very low risk of surface water flooding. In terms of climate change mitigation, this is considered to be neutral across projects as all projects could contribute to this objective to some degree, and given the very small scale of the development it is considered unlikely to create significant additional waste or significant contributions to greenhouse gases.

The effect on the enterprise and innovation is neutral at this stage as although the development would not provide employment land, the site is of sufficient size that there is potential for some live/work space. It could be considered whether to explicitly allow for employment uses on the site in addition to residential to support this SA Objective. This can help to reflect the extent to which traditional lifestyles can contribute to sustainability as Gypsies and Travellers can often live and work from the same

location. Due to proximity to residential properties there is likely to be a need for mitigation and controls to ensure an acceptable level of amenity is achieved on the site and for neighbouring occupiers. Consideration also takes into account impacts to highway safety and the local environment. Mitigation could include restrictions on the activities that might be undertaken on site and weight restrictions on the size of vehicle that can be accommodated on site.

In the same way as housing for the settled community, all gypsy and traveller sites will be scored neutral on objective 12 as they do not provide any employment land.

It is important to note that In terms of improving accessibility to jobs and services, although the site would not provide any employment, the LAA (Gypsy and Traveller sites detailed methodology) scores the site as having good accessibility, as it is within 15 minutes by foot, bicycle or public transport to a centre, primary school and GP, and within 20 minutes to a secondary school.

**Site 341 Brooks Road, Barrow Hill (0.07 hectare/700m2)**



SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services
<b>Appraisal Summary</b>	+	+	+	0	0	0	0	++	0	0	0	0

**Summary**

The site is just above the minimum site size of 500sqm for one pitch, and considerably below the ideal size of site (to accommodate one extended family catering for growth in the family over time) of around 2000sqm.

The development of the potential site is considered to lead to minor positive effects on SA Objectives relating to housing needs. The site is only large enough to provide land for caravans to meet existing immediate needs in the area and does not allow for family growth

or additional future needs. The development of the potential site will have indirect positive effects on health and wellbeing through providing a permanent/ semi-permanent base, and is within 800m of recreational open space. The nearest GP however is 1.8km from the site, but does have capacity. The overall effects on SA objectives relating to health are considered to be minor positive.

The site is within the Barrow Hill Regeneration Priority Area and occupants could benefit from wider regeneration of the area. The effect on SA objective 3 is considered to be a minor positive.

Potential effects on historic environment are considered to be neutral as there are no heritage assets (including listed buildings, Conservation areas or Scheduled Monuments) on or adjacent to the site. The possibility of archaeology on the site is limited due to the previous development, and if present then mitigation is provided by national and local planning policy and can be put in place at the development management level to address any potential negative effects. The same is true for biodiversity impacts, as the site is not within 100m of a locally designated site or within 500m of a nationally/internationally designated site. The presence of protected species and the ecological value of the site are not known at this stage. The long term effects on this SA objective are considered to be neutral.

The site scores amber in the LAA against landscape and local character and therefore scores as neutral against this objective. It is acknowledged that this site meets open countryside and there would be a need for appropriate boundary treatment to the west of the site.

The effects on the SA Objective relating to natural resources (water, air, soil and minerals) and waste and pollution are considered to be neutral in the long term. The site is not within 500m of an Air Quality Management Area and the scale of the site indicates that no material effect is likely.

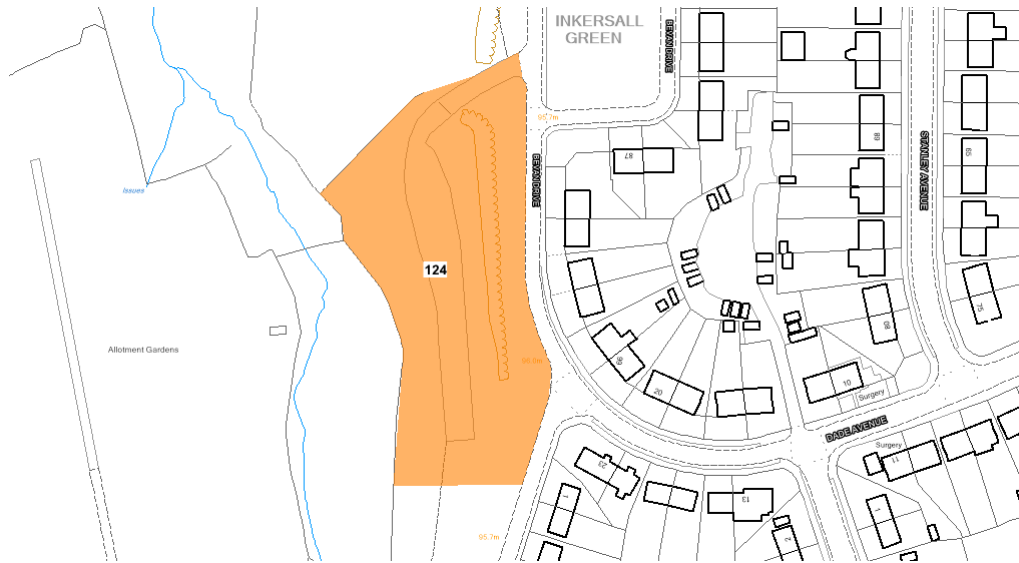
There is a significant positive effect on climate change adaptation as the site is in flood zone 1 and there is a very low risk of surface water flooding. In terms of climate change mitigation, this is considered to be neutral across projects as all projects could contribute to this objective to some degree, and given the very small scale of the development it is considered unlikely to create significant additional waste or significant contributions to greenhouse gases.

The effect on the enterprise and innovation is neutral at this stage as the development would not provide employment land, and the site is not of sufficient size to allow potential for some live/work space.

In the same way as housing for the settled community, all gypsy and traveller sites will be scored neutral on objective 12 as they do not provide any employment land.

It is important to note that In terms of improving accessibility to jobs and services, although the site would not provide any employment, the LAA (Gypsy and Traveller sites detailed methodology) scores the site as having good accessibility, as it is within 15 minutes by foot, bicycle or public transport to a centre, primary school and GP, and within 20 minutes to a secondary school.

**Bevan Drive, Inkersall 0.61 hectares/6100m<sup>2</sup>**



<b>SA Objectives</b>	<b>1 Housing</b>	<b>2 Health</b>	<b>3 Sustainable Communities</b>	<b>4 Cultural Heritage</b>	<b>5 Biodiversity</b>	<b>6 Landscape</b>	<b>7 Natural Resources</b>	<b>8 Climate Change adaptation</b>	<b>9 Climate Change mitigation</b>	<b>10 Waste and Pollution</b>	<b>11 Enterprise and Innovation</b>	<b>12 Access to Jobs and Services</b>
<b>Appraisal Summary</b>	++	++	0	0	-	0	0	++	0	0	0	0

**Summary**

The site is significantly larger than the minimum site size of 500sqm for one pitch or the ideal size of site (to accommodate one extended family catering for growth in the family over time) of around 2000sqm.

The development of the potential site is considered to lead to minor long term positive effects on SA Objectives relating to housing needs. The site is large enough to provide land for caravans to meet existing needs in the area. The development of the potential site will have indirect positive effects on health and wellbeing through providing a permanent/ semi-permanent base, and is within 800m of recreational open space and a GP with capacity. The overall effects on SA objectives relating to health are considered to be significant positive.

The site is not within a Regeneration Priority Area and as such the long term effects on this SA objective are considered to be neutral. The site would however contribute to addressing deprivation in the travelling community.

Potential effects on historic environment are considered to be neutral as there are no heritage assets (including listed buildings, Conservation areas or Scheduled Monuments) on or adjacent to the site. The possibility of archaeology on the site is limited due to the previous development, and if present then mitigation is provided by national and local planning policy and can be put in place at the development management level to address any potential negative effects.

The majority of the site is within 100m of a locally designated site (Local Wildlife Site and Ancient Woodland). The presence of protected species and the ecological value of the site are not known at this stage. The long term effects on this SA objective are considered to be potentially significant negative, subject to necessary assessments and mitigation.

The site scores amber in the LAA against landscape and local character as the site is on the edge of countryside and therefore scores as neutral against this objective.

The effects on the SA Objective relating to natural resources (water, air, soil and minerals) and waste and pollution are considered to be neutral in the long term. The site is not within 500m of an Air Quality Management Area and the scale of the site indicates that no material effect is likely.

There is a significant positive effect on climate change adaptation as the site is in flood zone 1 and there is a very low risk of surface water flooding. In terms of climate change mitigation, this is considered to be neutral across projects as all projects could contribute to this objective to some degree, and given the very small scale of the development it is considered unlikely to create significant additional waste or significant contributions to greenhouse gases.

The effect on the enterprise and innovation is neutral at this stage as although the development would not provide employment land, the site is of sufficient size to allow potential for live/work space.

In the same way as housing for the settled community, all gypsy and traveller sites will be scored neutral on objective 12 as they do not provide any employment land.

It is important to note that In terms of improving accessibility to jobs and services, although the site would not provide any employment, the LAA (Gypsy and Traveller sites detailed methodology) scores the site as having excellent accessibility, as it is within 800metres of a centre, primary school, secondary school and GP.



**Site 356 Birchwood Crescent, Grangewood (1.16 hectares/11600m2)**



SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services
<b>Appraisal Summary</b>	++	++	+	0	0	+	0	-	0	0	0	0

**Summary**

The site is significantly larger than the minimum site size of 500sqm for one pitch or the ideal size of site (to accommodate one extended family catering for growth in the family over time) of around 2000sqm.

The development of the potential site is considered to lead to significant long term positive effects on SA Objectives relating to housing needs. The site is large enough to provide land for caravans to meet existing and potentially additional future needs in the area. The development of the potential site will have indirect positive effects on health and wellbeing through providing a permanent/ semi-permanent base, and is within 800m of recreational open space and GP with capacity. The overall effects on SA objectives

relating to health are considered to be significant positive.

The site is within the Rother Regeneration Priority Area and occupants could benefit from wider regeneration of the area. The effect on SA objective 3 is considered to be a minor positive.

Potential effects on historic environment are considered to be neutral as there are no heritage assets (including listed buildings, Conservation areas or Scheduled Monuments) on or adjacent to the site. The possibility of archaeology on the site is limited due to the previous development, and if present then mitigation is provided by national and local planning policy and can be put in place at the development management level to address any potential negative effects. The same is true for biodiversity impacts, as the site is not within 100m of a locally designated site or within 500m of a nationally/internationally designated site. The presence of protected species and the ecological value of the site are not known at this stage. The long term effects on this SA objective are considered to be neutral.

The site scores green in the LAA against landscape and local character as the site is within the urban area and therefore scores as minor positive against this objective.

The effects on the SA Objective relating to natural resources (water, air, soil and minerals) and waste and pollution are considered to be neutral in the long term. The site is not within 500m of an Air Quality Management Area and the scale of the site indicates that no material effect is likely.

There is a minor negative effect on climate change adaptation as although the site is in flood zone 1 there is a medium risk of surface water flooding on part of the site which may require mitigation. In terms of climate change mitigation, this is considered to be neutral across projects as all projects could contribute to this objective to some degree, and given the very small scale of the development it is considered unlikely to create significant additional waste or significant contributions to greenhouse gases.

The effect on the enterprise and innovation is neutral at this stage as although the development would not provide employment land, the site is of sufficient size that there is potential for some live/work space. It could be considered whether to explicitly allow for employment uses on the site in addition to residential to support this SA Objective. This can help to reflect the extent to which traditional lifestyles can contribute to sustainability as gypsies and travellers can often live and work from the same location. Due to proximity to residential properties there is likely to be a need for mitigation and controls to ensure an acceptable level of amenity is achieved on the site and for neighbouring occupiers. Consideration also takes into account impacts to highway safety and the local environment. Mitigation could include restrictions on the activities that might be undertaken on site and weight restrictions on the size of vehicle that can be accommodated on site.

In the same way as housing for the settled community, all gypsy and traveller sites will be scored neutral on objective 12 as they do not provide any employment land.

It is important to note that In terms of improving accessibility to jobs and services, although the site would not provide any employment, the LAA (Gypsy and Traveller sites detailed methodology) scores the site as having good accessibility, as it is within 800metres of a centre, primary school and GP, and within 15 minutes by foot, bicycle or public transport to a to a secondary school.

Due to the proximity of residential properties there is potentially an adverse impact on

amenity due to overlooking.

**Site 358 Atlee Road, Inkersall (0.16 hectares/1600m2)**



SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services
<b>Appraisal Summary</b>	+	++	0	0	0	+	0	++	0	0	0	0

**Summary**

The site is larger than the minimum site size of 500sqm for one pitch but under the ideal size of site (to accommodate one extended family catering for growth in the family over time) of around 2000sqm.

The development of the potential site is considered to lead to minor long term positive effects on SA Objectives relating to housing needs. The site is large enough to provide land for caravans to meet existing needs in the area. The development of the potential site will have indirect positive effects on health and wellbeing through providing a

permanent/ semi-permanent base, and is within 800m of recreational open space and a GP with capacity. The overall effects on SA objectives relating to health are considered to be significant positive.

The site is not within a Regeneration Priority Area and as such the long term effects on this SA objective are considered to be neutral. The site would however contribute to addressing deprivation in the travelling community.

Potential effects on historic environment are considered to be neutral as there are no heritage assets (including listed buildings, Conservation areas or Scheduled Monuments) on or adjacent to the site. The possibility of archaeology on the site is limited due to the previous development, and if present then mitigation is provided by national and local planning policy and can be put in place at the development management level to address any potential negative effects. The same is true for biodiversity impacts, as the site is not within 100m of a locally designated site or within 500m of a nationally/internationally designated site. The presence of protected species and the ecological value of the site are not known at this stage. The long term effects on this SA objective are considered to be neutral.

The site scores green in the LAA against landscape and local character as the site is within the urban area and therefore scores as minor positive against this objective.

The effects on the SA Objective relating to natural resources (water, air, soil and minerals) and waste and pollution are considered to be neutral in the long term. The site is not within 500m of an Air Quality Management Area and the scale of the site indicates that no material effect is likely.

There is a significant positive effect on climate change adaptation as the site is in flood zone 1 and there is a very low risk of surface water flooding. In terms of climate change mitigation, this is considered to be neutral across projects as all projects could contribute to this objective to some degree, and given the very small scale of the development it is considered unlikely to create significant additional waste or significant contributions to greenhouse gases.

The effect on the enterprise and innovation is neutral at this stage as although the development would not provide employment land, and the site is not of sufficient size to allow potential for live/work space

In the same way as housing for the settled community, all gypsy and traveller sites will be scored neutral on objective 12 as they do not provide any employment land.

It is important to note that In terms of improving accessibility to jobs and services, although the site would not provide any employment, the LAA (Gypsy and Traveller sites detailed methodology) scores the site as having excellent accessibility, as it is within 800metres of a centre, primary school, secondary school and GP.

Due to the proximity of residential properties there is potentially an adverse impact on amenity due to overlooking.

**Site 365 Keswick Drive, Newbold (0.13 hectares/1300m<sup>2</sup>)**



SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services
<b>Appraisal Summary</b>	+	++	0	0	0	+	0	++	0	0	0	0

**Summary**

The site is larger than the minimum site size of 500sqm for one pitch but under the ideal size of site (to accommodate one extended family catering for growth in the family over time) of around 2000sqm.

The development of the potential site is considered to lead to minor long term positive effects on SA Objectives relating to housing needs. The site is large enough to provide land for caravans to meet existing needs in the area. The development of the potential site will have indirect positive effects on health and wellbeing through providing a permanent/ semi-permanent base, and is within 800m of recreational open space and a GP with capacity. The overall effects on SA objectives relating to health are

considered to be significant positive.

The site is not within a Regeneration Priority Area and as such the long term effects on this SA objective are considered to be neutral. The site would however contribute to addressing deprivation in the travelling community.

Potential effects on historic environment are considered to be neutral as there are no heritage assets (including listed buildings, Conservation areas or Scheduled Monuments) on or adjacent to the site. The possibility of archaeology on the site is limited due to the previous development, and if present then mitigation is provided by national and local planning policy and can be put in place at the development management level to address any potential negative effects. The same is true for biodiversity impacts, as the site is not within 100m of a locally designated site or within 500m of a nationally/internationally designated site. The presence of protected species and the ecological value of the site are not known at this stage. The long term effects on this SA objective are considered to be neutral.

The site scores green in the LAA against landscape and local character as the site is within the urban area and therefore scores as minor positive against this objective.

The effects on the SA Objective relating to natural resources (water, air, soil and minerals) and waste and pollution are considered to be neutral in the long term. The site is not within 500m of an Air Quality Management Area and the scale of the site indicates that no material effect is likely.

There is a significant positive effect on climate change adaptation as the site is in flood zone 1 and there is a very low risk of surface water flooding. In terms of climate change mitigation, this is considered to be neutral across projects as all projects could contribute to this objective to some degree, and given the very small scale of the development it is considered unlikely to create significant additional waste or significant contributions to greenhouse gases.

The effect on the enterprise and innovation is neutral at this stage as although the development would not provide employment land, and the site is not of sufficient size to allow potential for live/work space

In the same way as housing for the settled community, all gypsy and traveller sites will be scored neutral on objective 12 as they do not provide any employment land.

It is important to note that In terms of improving accessibility to jobs and services, although the site would not provide any employment, the LAA (Gypsy and Traveller sites detailed methodology) scores the site as having excellent accessibility, as it is within 800metres of a centre, primary school, secondary school and GP.

Due to the proximity of residential properties there is potentially an adverse impact on amenity due to overlooking.

### 3.3 Summary of Appraisals

3.3.1 The following table presents a summary of performance of all six sites against the SA framework accompanied by a brief commentary. If any mitigation measures are needed regarding the selected sites, these are included.

Table 2 SA Summary

SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services	Summary Comment	Mitigation Required
<b>Miller Avenue, Mastin Moor</b>	++	+	+	0	0	0	0	++	0	0	0	0	This is a large site that can accommodate extended family growth over time, and has significant positive effects on meeting housing needs. The health effects are minor positive due to the local open space, but the nearest GP is over 2km from the site. The site is in a regeneration priority area. Although the effects on biodiversity and landscape are neutral, there is boundary vegetation and the site does encroach into open countryside. Phase 1 habitat assessment and a landscape character and visual amenity impact assessment are likely to be required. The site is within Flood Zone 1 and will have a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation.	Retention of hedgerows and trees, appropriate boundary treatment and control of lighting.
<b>Brooks Road, Barrow Hill</b>	+	+	+	0	0	0	0	++	0	0	0	0	This is a small site that would only meet immediate needs, located in a regeneration priority area. The nearest GP is 1.8km from the site and therefore the health score is only a minor positive. The site scores neutral against the landscape objective but does border open countryside. The site is within Flood Zone 1 and will have a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation.	Appropriate boundary treatment to the west of the site.



SA Objectives													Summary Comment	Mitigation Required	
	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services			
<b>Bevan Drive, Inkersall</b>	++	++	0	0	--	0	0	++	0	0	0	0	0	<p>This is a large sized site that can accommodate family growth over time, and has significant positive effects on meeting housing needs. The health effects are significant positive due to the close proximity of local open space and GP. The site is not within a regeneration priority area but will contribute to addressing deprivation in the travelling community. The site scores neutral against the landscape objective as it is on the edge of countryside. The site is within Flood Zone 1 and will have a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation. Due to the ancient woodland there is a potential significant negative impact on biodiversity.</p>	<p>Due to the majority of the site being within a Local Wildlife Site and Ancient Woodland there is potential negative impact on biodiversity that will require mitigation, although part of the site is PDL and may have development potential.</p>
<b>Birchwood Crescent, Grangewood</b>	++	++	+	0	0	+	0	-	0	0	0	0	0	<p>This is a large site that can accommodate extended family growth over time, and has significant positive effects on meeting housing needs. The health effects are also significant positive due to the close proximity of local open space and GP. The site is in a regeneration priority area. The site scores minor positive against the landscape objective as it is within the urban area. The site is within Flood Zone 1 but is at medium risk of surface water flooding and will have a minor</p>	<p>Potential need for mitigation due to surface water flood risk. Appropriate</p>

SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services	Summary Comment	Mitigation Required
													negative effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation, although there is a medium risk of surface water flooding at will require mitigation. Due to the proximity of residential properties there is potentially an adverse impact on amenity due to overlooking.	site design and screening to mitigate potential adverse impact on amenity.
<b>Atlee Road, Inkersall</b>	+	++	0	0	0	+	0	++	0	0	0	0	This is a moderate sized site that can accommodate some limited family growth over time, and has minor positive effects on meeting housing needs. The health effects are significant positive due to the close proximity of local open space and GP. The site is not within a regeneration priority area but will contribute to addressing deprivation in the travelling community. The site scores minor positive against the landscape objective as it is within the urban area. The site is within Flood Zone 1 and will have a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a neutral impact on both natural resources and climate change mitigation. Due to the proximity of residential properties there is potentially an adverse impact on amenity due to overlooking.	Appropriate site design and screening to mitigate potential adverse impact on amenity.
<b>Keswick Drive, Newbold</b>	+	++	0	0	0	+	0	++	0	0	0	0	This is a moderate sized site that can accommodate some limited family growth over time, and has minor positive effects on meeting housing needs. The health effects are significant positive due to the close proximity of local open space and GP. The site is not within a regeneration priority area but will contribute to addressing deprivation in the travelling community. The site scores minor positive against the	Appropriate site design and screening to mitigate potential adverse impact on

SA Objectives	1 Housing	2 Health	3 Sustainable Communities	4 Cultural Heritage	5 Biodiversity	6 Landscape	7 Natural Resources	8 Climate Change adaptation	9 Climate Change mitigation	10 Waste and Pollution	11 Enterprise and Innovation	12 Access to Jobs and Services	Summary Comment	Mitigation Required
													landscape objective as it is within the urban area. The site is within Flood Zone 1 and will a significant positive effect in relation to SA Objective 8 'Climate Change Adaptation.' It will have a have neutral impact on both natural resources and climate change mitigation. Due to the proximity of residential properties there is potentially an adverse impact on amenity due to overlooking.	amenity.

- 3.3.2 The site appraisals indicate that aside from the potential significant negative impact on the Local Wildlife Site and Ancient Woodland of Bevan Drive in Inkersall, the effects on the SA objectives are largely positive (with a mix of minor and significant positive effects in relation to SA Objective 1 'Housing), SA Objective 2 'Health,' SA Objective 6 'Landscape' and SA Objective 8 'Climate Change Adaptation) or no significant effect is identified.

### **3.4 Potential for Cumulative Effects**

- 3.4.1 The potential for cumulative effects has been considered in terms of overall allocations and given the minor scale of the sites and proposals, the nature of their locations, together with potential for mitigation measures no potential for significant cumulative effects has been identified.

## **4.0 Conclusions and Next Steps**

- 4.1 This section briefly summarises the key conclusions from the report and sets out the next steps, including details of how to comment on this report.

### **4.1 Summary of Site Appraisals**

- 4.1.1 The site appraisals indicate that potential significant negative impact on the Local Wildlife Site and Ancient Woodland of Bevan Drive in Inkersall the effects on the SA objectives are largely positive (with a mix of minor and significant positive effects in relation to SA Objective 1 'Housing), SA Objective 2 'Health,' SA Objective 6 'Landscape' and SA Objective 8 'Climate Change Adaptation) or no significant effect is identified.
- 4.1.2 In terms of mitigation, the sites that were considered to have a neutral impact on landscape and would require some mitigation to ensure no adverse impacts due to the edge of countryside locations are Miller Avenue and Brooks Road. The Bevan Drive site may require some mitigation to ensure no adverse impacts on the Local Wildlife Site and Ancient Woodland. The site in Grangewood may require mitigation due to surface water flood risk.
- 4.1.3 Although not explicitly covered in the appraisal framework, the larger sites with scope for some live/work element (Miller Avenue and Birchwood Crescent) may need mitigation to ensure that impacts arising from any work element on neighbours amenity are acceptable due to the proximity to residential properties.
- 4.1.4 Similarly, a matter not covered explicitly in the appraisal framework but of importance in determining the suitability of sites is the proximity of the sites to the settled community and the extent to which sites would be overlooked by existing residential properties and vice versa. This is an issue for three of the six sites.

### **4.2 Next Steps**

- 4.2.1 The findings of this sustainability appraisal and the responses to the consultation on Gypsy and Traveller sites (both the consultation document itself and the accompanying SA) will be used in the next (and subsequent) stage(s) of Local Plan development (and accompanying SA reporting).
- 4.2.2 The Council will take into account responses to this consultation including those from the public and statutory authorities and if the Council comes to the decision that a site is suitable for use as a Gypsy and Traveller site, then it will be included in the new Local Plan.
- 4.2.3 Preferred site/s will be identified in the pre-submission Local Plan and accompanying SA report.
- 4.2.4 The new Local Plan will be published for public consultation and 'submitted' to the Government for examination. The version of the new Local Plan submitted to Government will be accompanied by supporting documents, including a Statement of Representations that sets out details of who was consulted when preparing the Plan and how the main issues raised have been addressed. This provides a formal opportunity for the local community and other interests to comment on the 'soundness' of any proposed gypsy and traveller site allocation(s).
- 4.2.5 An independent Inspector will be appointed to consider the soundness of the Plan i.e. is it justified, effective (deliverable) and consistent with national policy. Everyone who makes an objection has the right to appear at the Inquiry. The Inspector will then make recommendations for the Council to consider.
- 4.2.6 Allocated sites will still have to go through the planning application process to determine the detailed aspects of development such as design, highways access and landscaping before development can commence. This will mean further information in the form of ecology and highways assessments may still be required on individual sites to gain planning permission and further local consultation will take place for any planning application with residents having an opportunity to make comments on the detailed design and layout of a site.

### **4.3 Monitoring**

- 4.3.1 It is a requirement of the SEA Directive and associated Regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM et al, 2005) notes, it is not necessary to monitor everything, or monitor an effect indefinitely. Instead, monitoring needs to be focused on significant sustainability effects, including unforeseen adverse effects.
- 4.3.2 Monitoring the Local Plan for sustainability effects can help to answer questions such as:
- Were the predictions of sustainability effects accurate?
  - Is the Local Plan contributing to the achievement of desired SA objectives?

- Are mitigation measures performing as well as expected?
  - Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?
- 4.3.4 Monitoring should be focussed on:
- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
  - Significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken.
  - Where there is the potential for effects to occur on sensitive environmental receptors.
- 4.3.5 If sites are included as allocations in the new Local Plan, the proposed monitoring and reporting framework (Appendix E of the Local Plan SA Report) will need to be amended to make specific provision for the requirements of Gypsy and Traveller sites.
- 4.3.6 It is recommended that the following indicator is added to Objective 1 To ensure that housing stock meets the needs of all communities in the Borough:

*Recommended Indicator – Gypsy and Traveller Sites (Number of Pitches)*

## **4.4 How to Comment on this SA Report**

- 4.4.1 This SA Report will be subject to a **6 week consultation period from Monday 12th February to 5pm on Monday 26<sup>th</sup> March 2018**. Details of how to respond to the consultation are provided below.

### **This Consultation: How to Give Us Your Views**

We would welcome your views on any aspect of this SA Report.

Please provide your comments by 5pm Monday 26<sup>th</sup> March 2018. Comments should be sent to:

By email: [local.plan@chesterfield.gov.uk](mailto:local.plan@chesterfield.gov.uk)

By post: Strategic Planning and Key Sites Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP

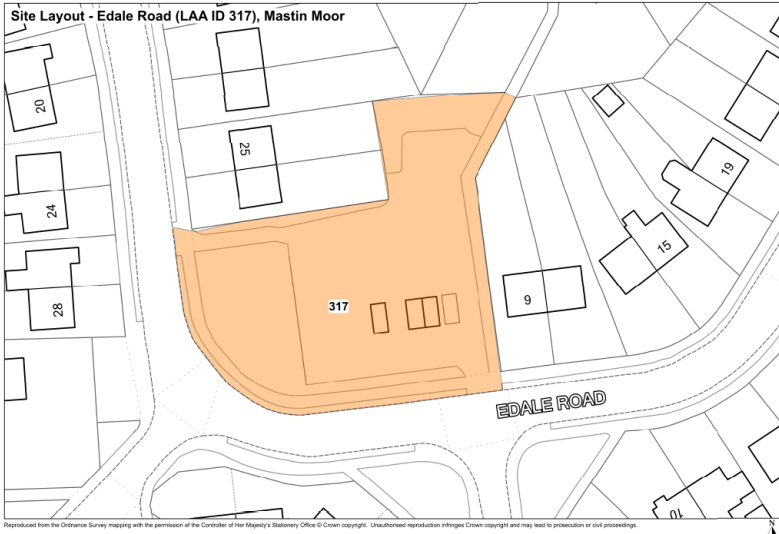
## Appendix A Sites Rejected at Stage 1 of the LAA

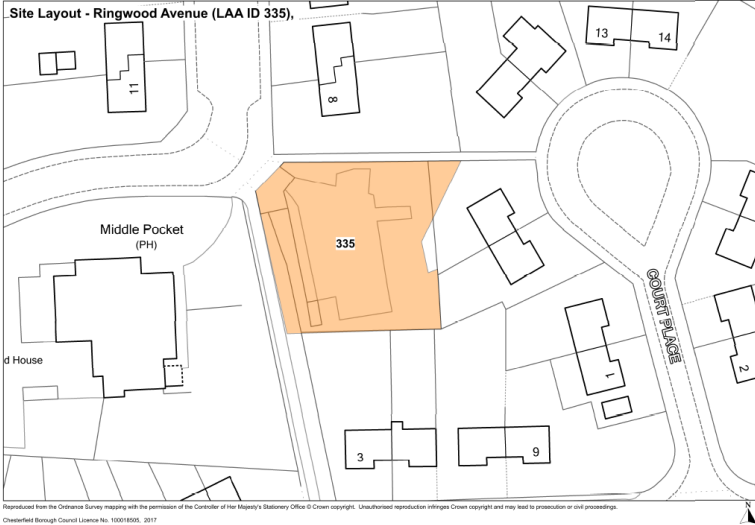
Site Address	Reason
Brooks Road (North)(Land off), Barrow Hill	Unavailable. To be retained by CBC Housing.
Brocklehurst Piece, Brampton	Unavailable. To be retained by CBC Housing.
<b>Traffic Terrace, Barrow Hill</b>	Unavailable. To be retained by CBC Housing.
Vernon Road, Brampton	Unavailable. CBC Housing are in the later stages of a sale of the site.
Cross Street, Brimington	Too Small.
John Street, Brimington	Too Small.
Newbridge Lane, Brimington	Unavailable. To be retained by CBC Housing.
Wikeley Way, Brimington	Too Small.
Calow Lane, Hasland	Unavailable. To be retained by CBC Housing.
Bradshaw Road, Inkersall	Unavailable. CBC Housing are in the later stages of a sale of the site. Too small.
Sidlaw Close, Loundsley Green	Too Small.
Dunston Lane, Newbold	Unavailable. To be retained by CBC Housing.
Sanforth Street, Newbold	Unavailable. To be retained by CBC Housing.
Poolsbrook View, Poolsbrook	Unavailable. To be retained by CBC Housing.
Cottage Close, Poolsbrook	Unavailable. To be retained by CBC Housing.
Belmont Drive, Staveley	Too Small.
Ireland Street, Staveley	Too Small. (now sold)
Middlecroft Road (South), Staveley	Unavailable. To be retained by CBC Housing.
Roecar Close, Old Whittington	Too Small.
Newbridge Street, Old Whittington	Too Small. (now sold)
Hardwick Street, Stonegravels	Too Small. (now sold)
Catherine Street Bank Street	Unavailable. CBC Housing intend to

Chesterfield	redevelop for housing.
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## Appendix B Sites Rejected at Stage 2a of the LAA

<b>LAA Site reference: 317</b>	<b>Site Name: Edale Road, Mastin Moor</b>
 <p>Site Layout - Edale Road (LAA ID 317), Mastin Moor</p> <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chesterfield Borough Council Licence No. 100018503, 2017</p>	
<p><b>Reason for rejection:</b></p> <p>The site is very prominent, located near the centre of the settlement and boundary treatments to achieve privacy and security are likely to be out of character with the streetscene, making the site visually conspicuous and thus likely to cause a significant problem with regard to promoting peaceful co-existence.</p>	

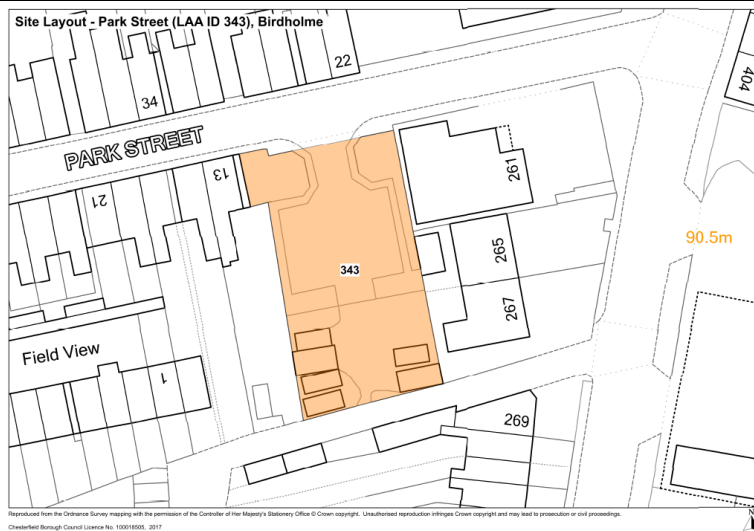
<b>LAA Site reference: 335</b>	<b>Site Name: Ringwood Avenue</b>
 <p>Site Layout - Ringwood Avenue (LAA ID 335),</p> <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Chesterfield Borough Council Licence No. 100018503, 2017</p>	

**Reason for rejection:**

The sites access is located where two footpaths meet the highway footway with the potential for conflict between pedestrians and vehicles. There is significant potential for overlooking given the elevated position of some neighbouring dwellings. The two footpaths which adjoin two sides of the site have the potential to make the site feel insecure and give rise to the potential for antisocial behaviour and a significant problem with regard to promoting peaceful co-existence.

**LAA Site reference: 343**

**Site Name: Park Street, Birdholme**

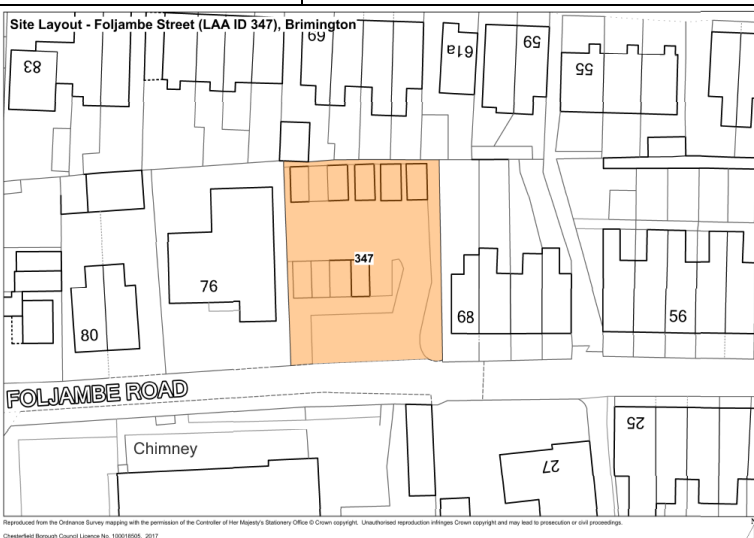


**Reason for rejection:**

The site is served by a narrow street with prevalent on-street parking and this is likely to be a significant problem for vehicles with trailers/caravans. The site is overlooked by dwellings to the east to a degree that is significant and unmitigable.

**LAA Site reference: 347**

**Site Name: Foljambe Road, Brimington**

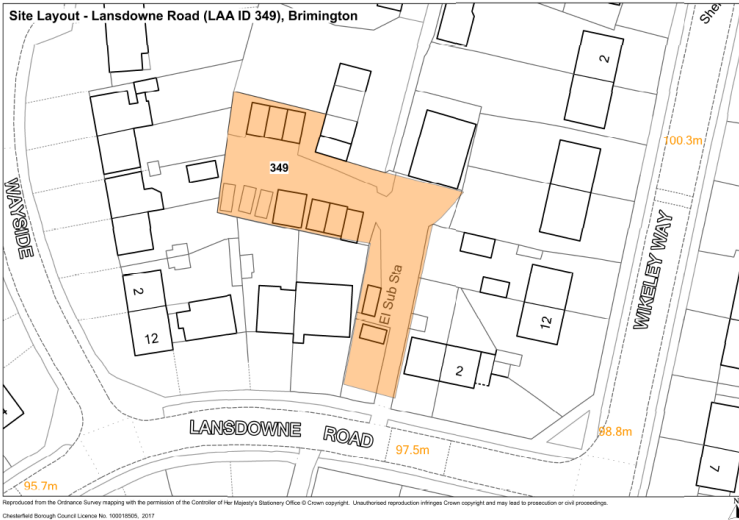


**Reason for rejection:**

The site served by a narrow street that has substandard pedestrian provision. The narrow street, small site size, gradients onto the site and the shape of the site are likely to pose a significant problem for access and manoeuvring vehicles with trailers/caravans. The site is overlooked to a significant and unmitigable degree by dwellings to the north.

**LAA Site reference: 349**

**Site Name: Lansdowne Road, Brimington**

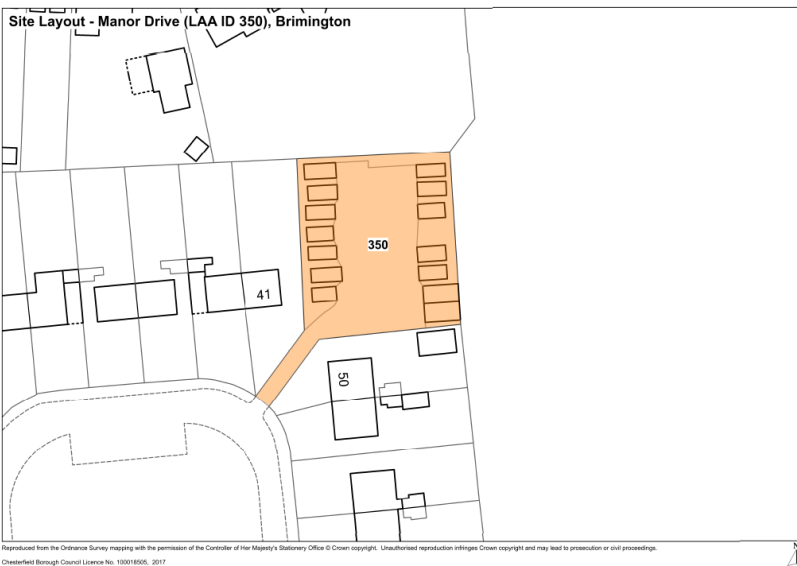


**Reason for rejection:**

The sites access off the highway is narrowed by an electricity substation and it has poor highway and pedestrian inter-visibility to the east. The sites size and shape are likely to cause significant problems for manoeuvring vehicles with trailers/caravans. The site is overlooked to a significant and unmitigable degree by dwellings to the south and west.

**LAA Site reference: 350**

**Site Name: Manor Drive, Brimington**



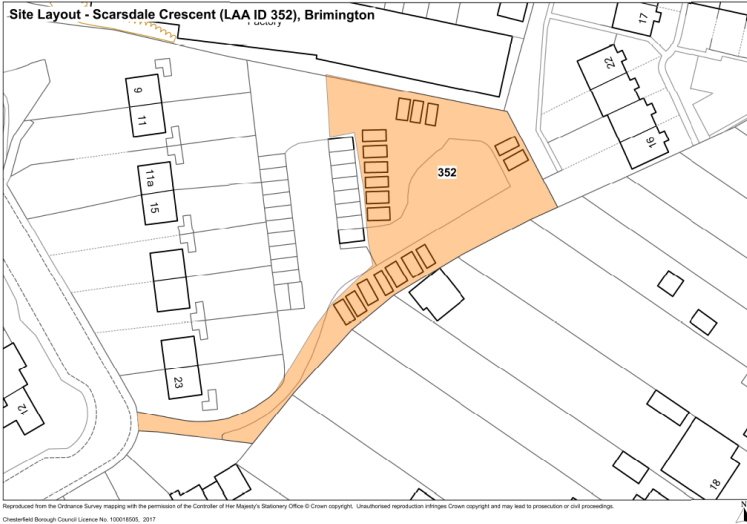
**Reason for rejection:**

The site access is narrow and is shared by two other dwellings. There is potential for poor highway and pedestrian inter-visibility should boundary treatments be altered on third party land. The site is overlooked by a first floor habitable room window on an adjoining property to a degree that is unlikely to be mitigable.

**LAA Site reference: 352**

**Site Name: Scarsdale Crescent, Brimington**

Site Layout - Scarsdale Crescent (LAA ID 352), Brimington



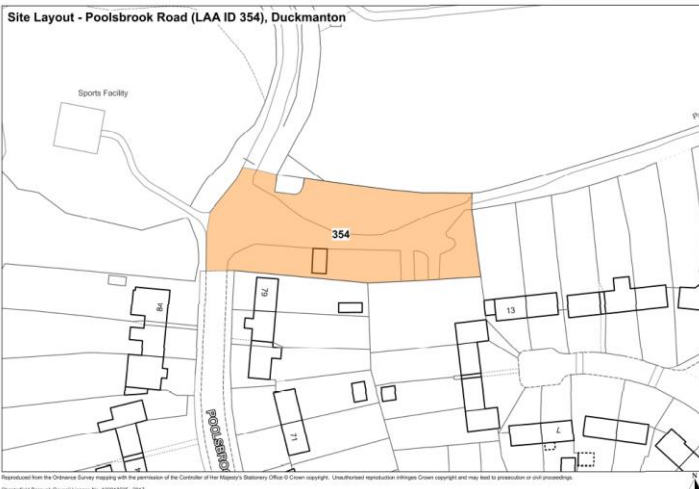
**Reason for rejection:**

Highways Safety and Vehicular access - The site access has poor pedestrian inter-visibility and there is little scope to improve this without third party land. Development would represent an intensification of vehicular activity over the existing situation with the site being clearly disused.

**LAA Site reference: 354**

**Site Name: Poolsbrook Road, Duckmanton**

Site Layout - Poolsbrook Road (LAA ID 354), Duckmanton

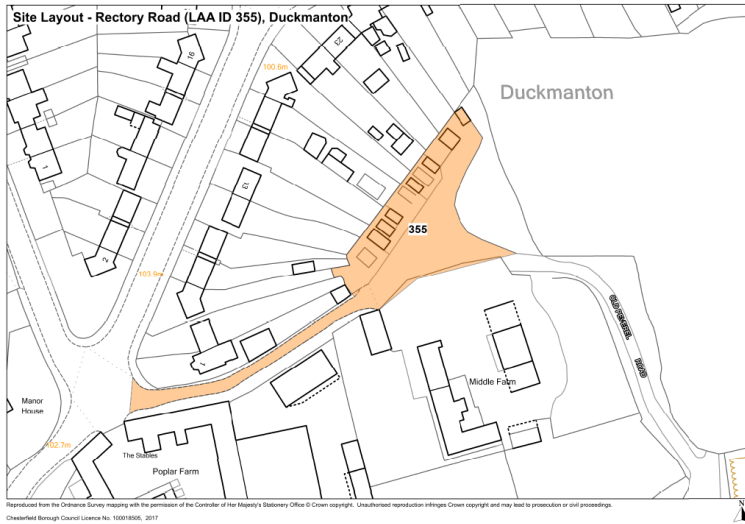


**Reason for rejection:**

The sites access is shared by a public right of way and an access to a play area and would give rise to conflict with vehicles. The proximity of the site to the play area and the shared nature of the site access has the potential for significant problems with regard to privacy, security and promoting peaceful co-existence. Leisure Services object to a gypsy or traveller use.

**LAA Site reference: 355**

**Site Name: Rectory Road, Duckmanton**

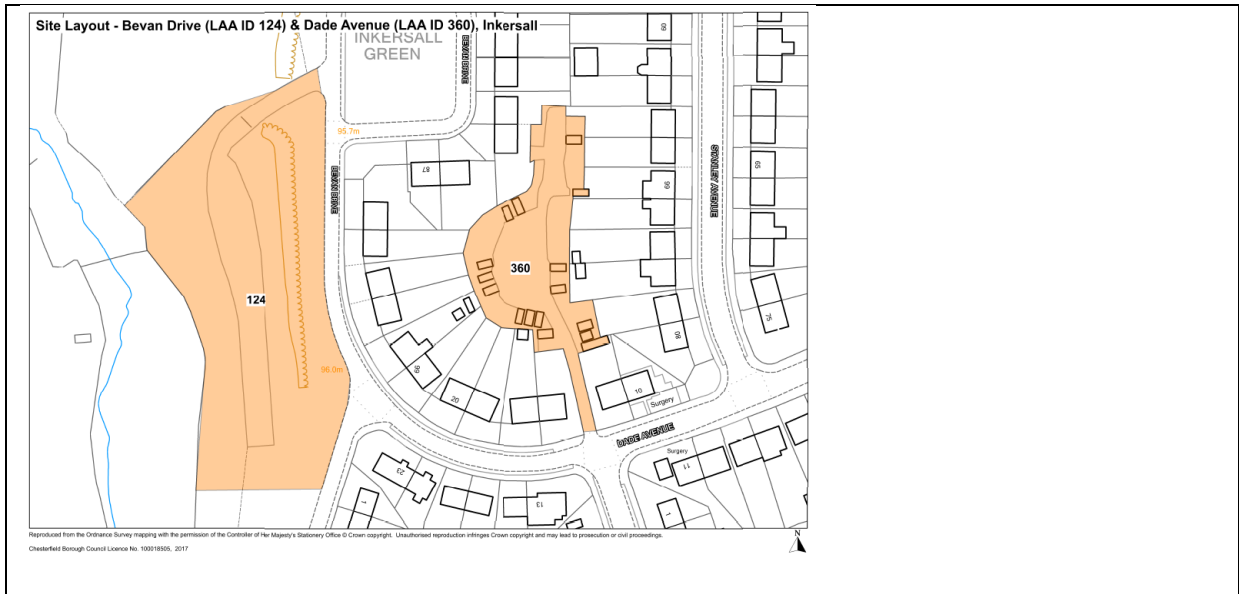


**Reason for rejection:**

The site access is wide but narrows and is shared with Middle Farm and an informal footpath route that links to Right of Way network. The shared nature of the access is likely to pose significant problems with regard to privacy, security and promoting peaceful co-existence.

**LAA Site reference: 360**

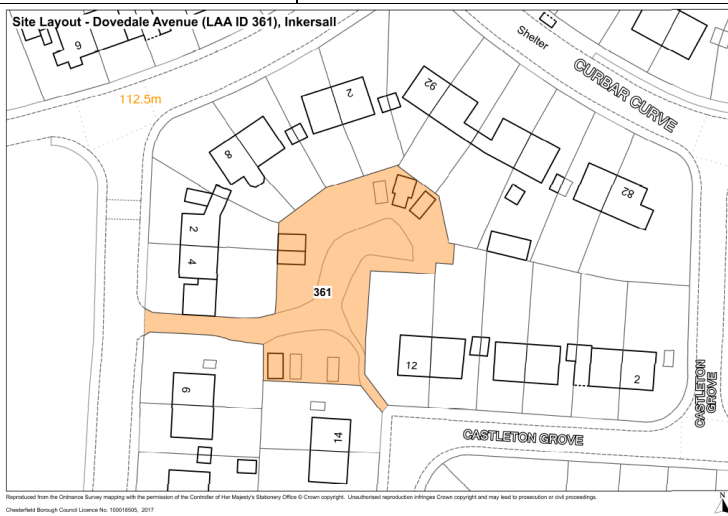
**Site Name: Dade Avenue, Inkersall**



**Reason for rejection:**  
 Site has a narrow access with poor pedestrian inter-visibility and third party land would be required for improvements. Housing object as they opine that the site is overlooked on all sides.

**LAA Site reference: 361**

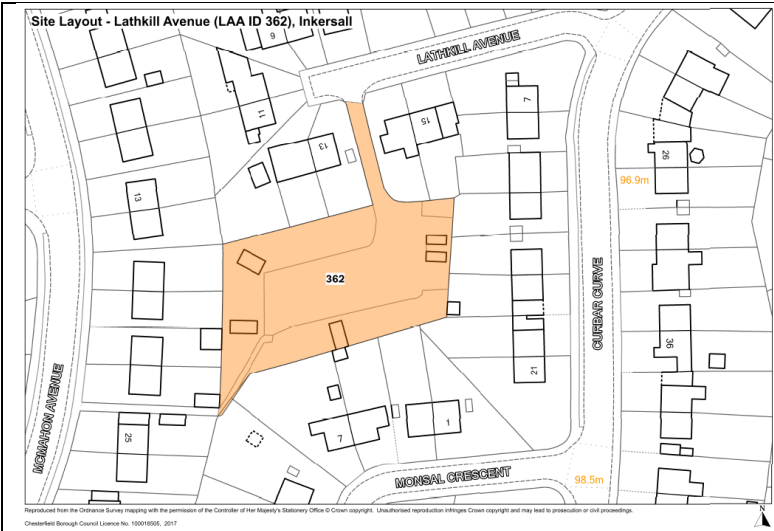
**Site Name: Dovedale Avenue, Inkersall**



**Reason for rejection:**  
 Site access is narrow and has poor highway and pedestrian inter-visibility with third party land necessary for improvements. The site is significantly overlooked to an unmitigable degree.

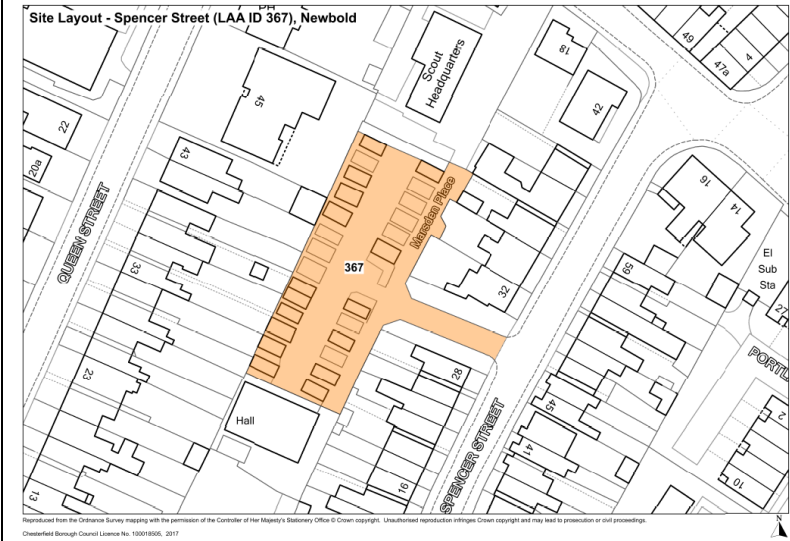
**LAA Site reference: 362**

**Site Name: Lathkill Avenue, Inkersall**



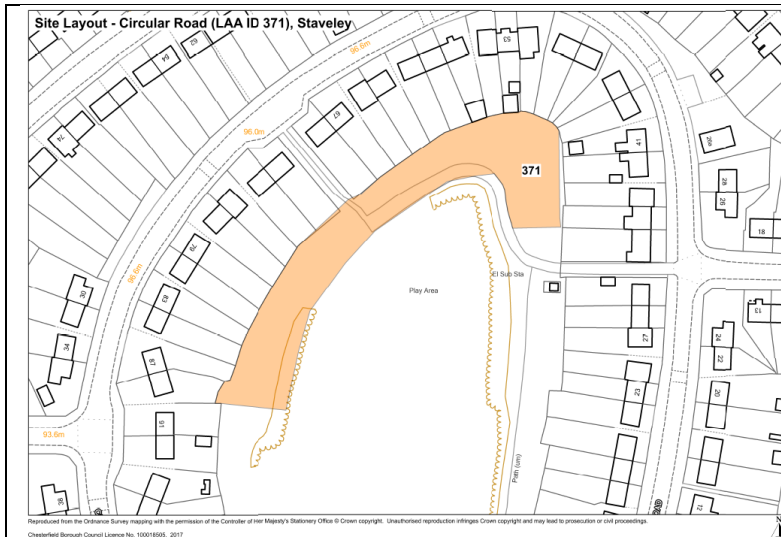
**Reason for rejection:**  
 Site access is narrow with poor highway inter-visibility requiring third party land to improve. Site feels significantly overlooked and mitigation is unlikely to be feasible due to elevated position of overlooking dwellings and the small size of site.

<b>LAA Site reference: 367</b>	<b>Site Name: Spencer Street, Newbold</b>
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**Reason for rejection:**  
 Site access width is narrow due to off-street parking. Nearby community use shares an access with the site and has the potential to generate access and parking issues. A footpath crosses the site access. The site access situation has potential to cause disputes and a significant problem with regard to promoting peaceful co-existence. Site is overlooked to a significant and unmitigable degree.

<b>LAA Site reference: 371</b>	<b>Site Name: Circular Road, Staveley</b>
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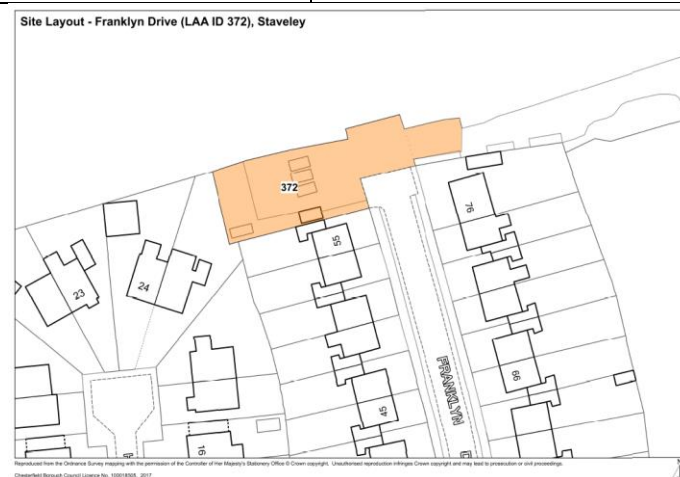
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**Reason for rejection:**

Site access has poor highway and pedestrian inter-visibility, is narrow and steep and shared with public access to public open space. There is a significant potential for a highway/access safety issue. Site adjoins play area and public open space and privacy and security is likely to be difficult to achieve. The relationship with public open space is such that a significant problem with regard to promoting peaceful co-existence is likely. The fear of encroachment or expansion is also likely to cause a problem with regard to the promotion of a peaceful co-existence. Housing object as no current intention to dispose and an aim to return to open space. Leisure Services object due to impact on open space and restricted access to play area.

**LAA Site reference: 372**

**Site Name: Franklyn Drive, Staveley**



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Cheshire East Borough Council Licence No. 100016505, 2017

**Reason for rejection:**

The sites size is likely to be a significant problem for parking and manoeuvring. The site access is also used as pedestrian access to public open space (a play area) and a significant problem with regard to promoting peaceful co-existence is likely.

**LAA Site reference: 374**

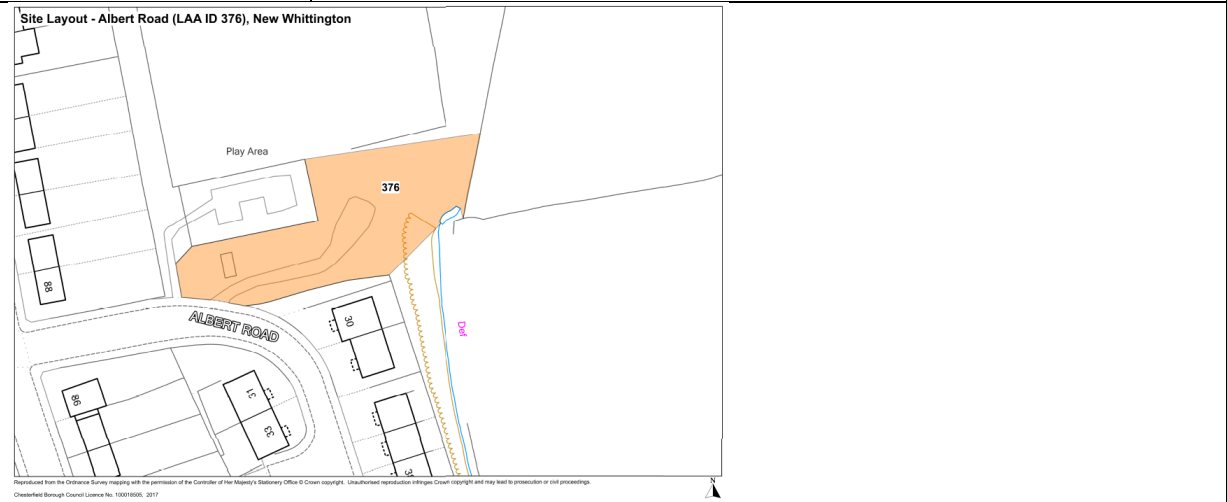
**Site Name: Middlecroft Road (North), Staveley**





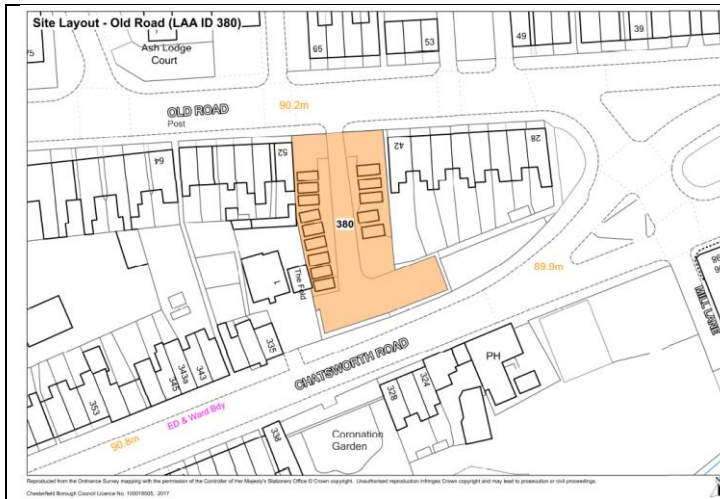
**Reason for rejection:**  
 Highways Safety, Vehicular Access, Surface Water Flooding and Amenity - Site has a narrow access with poor highway visibility and pedestrian inter-visibility to the north. The site is significantly overshadowed by trees and a building to the east to the extent that amenity levels are likely to be poor. Housing object as they opine that the site is overlooked on all sides.

<b>LAA Site reference:</b> 376	<b>Site Name:</b> Albert Road, New Whittington
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**Reason for rejection:**  
 Vehicular Access, Parking and Turning, Surface Water Flooding and Amenity - Site access visibility and width is limited albeit could be improved. However, access is shared with public access to a play area with the potential for pedestrian safety issues. The site shape limits manoeuvring space. Ensuring adequate privacy and security would be problematic given the proximity to public open space. The proximity to a public open space and shared nature of the access is likely to give rise to significant problems with regard to privacy, security and promoting peaceful co-existence. The fear of encroachment or expansion is also likely to cause a problem with regard to the promotion of a peaceful co-existence.

<b>LAA Site reference:</b> 380	<b>Site Name:</b> Old Road
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**Reason for rejection:**

The site access has highway inter-visibility constrained by on-street parking. The site is adjacent to Chatsworth Road and likely to be subject to significant noise pollution and air pollution.

## Appendix C SA Objectives

SA Objective	Guide Questions	
<b>1. To ensure that housing stock meets the needs of all communities in the Borough</b>	Q1a	Will it ensure all groups have access to decent, appropriate, well designed and affordable housing?
	Q1b	Will it ensure that all new development contributes to local distinctiveness and improves the local environment?
<b>2. To improve health and reduce health inequalities</b>	Q2a	Will it improve access for all to health facilities?
	Q2b	Will it provide sufficient areas of open space for all?
	Q2c	Will it encourage healthy and active lifestyles?
	Q2d	Will it encourage sporting activities?
	Q2e	Will it help reduce obesity
	Q2f	Will it avoid locating sensitive development where environmental circumstances could negatively impact on people's health?
<b>3. To create sustainable communities</b>	Q3a	Will it help achieve life-long learning?
	Q3b	Will it enable communities to influence the decisions that affect their neighbourhoods and quality of life?
	Q3c	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?
	Q3d	Will it help to reduce crime and the fear of crime?
	Q3e	Will it help reduce deprivation in the Borough's most deprived areas?
		Will it protect and enhance the vitality and viability of the Borough's settlements?
	Q3f	Will it contribute to regeneration initiatives?
<b>4. To enhance and conserve the cultural heritage of the Borough</b>	Q4a	Will it protect, enhance and manage the local character and accessibility of the landscape across the Borough?
	Q4b	Will it protect and enhance the character of the built environment?
<b>5. To protect and enhance biodiversity</b>	Q5a	Will it lead to habitat creation matching BAP priorities?
	Q5b	Will it maintain and enhance sites designated for their nature biodiversity interest?
<b>6. Protect and manage the landscape of North East Derbyshire</b>	Q6a	Will it reduce the amount of contaminated, derelict, degraded and under-used land?
	Q6b	Will it improve tranquillity?
	Q6c	Will it protect and improve the distinctive local character of the Borough (such as stone walls)?
	Q6d	Will it provide adequate green space and environmental capital (green infrastructure)?
<b>7. To manage prudently the natural resources of the region including water, air quality, soil and minerals</b>	Q7a	Will it lead to reduced consumption of materials and resources?
	Q7b	Will it reduce water consumption?
	Q7c	Will it exacerbate water abstraction levels?
	Q7d	Will it include energy efficiency measures?
	Q7e	Will it encourage energy production from sustainable sources?
	Q7f	Will it maintain and enhance soil quality?
<b>8. Plan for the anticipated different levels of climate change</b>	Q8a	Will it facilitate landscape change for climate change adaptation (e.g. by protecting key landscape and biodiversity features and improving links between them to reduce fragmentation)?

SA Objective	Guide Questions	
	Q8b	Will it be built outside of the floodplain and not exacerbate flooding in any way?
	Q8c	Will it reduce the risk of damage to property from storm events?
<b>9. Minimise the Borough's contribution to climate change</b>	Q9a	Will it lead to reduced greenhouse gas emissions?
	Q9b	Will it have a low or neutral carbon footprint?
<b>10. Minimise the environmental impacts of waste and pollution</b>	Q10a	Will it provide an increased variety and capacity of reuse and recycling facilities?
	Q10b	Will it reduce waste from construction?
	Q10c	Will it lead to improved water quality?
<b>11. Develop a strong culture of enterprise and innovation</b>	Q11a	Will it ensure that new employment sites are located in the more sustainable locations?
	Q11b	Will it promote environmental technology initiatives?
	Q11c	Will it help diversify the local economy?
	Q11d	Will it provide good quality, well paid employment opportunities that meet the needs of local people?
	Q11e	Will it help promote local procurement and recruitment?
	Q11f	Will it promote tourism?
	Q11g	Will it support rural diversification?
<b>12. Improve the accessibility to jobs and services</b>	Q12a	Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?
	Q12b	Will it improve local accessibility of employment, services and amenities?
	Q12c	Will it increase provision of local services and facilities and reduce centralisation?
	Q12d	Will it reduce car use?
	Q12e	Will it encourage use of public transport?

## Appendix D – Amended Site Appraisal Framework

Site Name			
Site LAA Reference			
Site Area (ha)			
Sustainability Objective			Notes
<b>1.To ensure that housing stock meets the needs of all communities in the Borough</b>	<del>++ Site provides a net gain of 100+ dwellings</del> Site is 2000m2 +		2000m2 is stated as ideal size to allow for family growth in the LAA Traveller Methodology.  500m2 is the minimum pitch size as stated in the LAA Traveller Methodology.
	<del>+ Site provides a net gain of 99 or fewer dwellings</del> Site is between 500m2 and 1999m2		
	0 No housing provide, e.g. an employment led scheme or other proposal		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	-- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	? Effects on housing are uncertain		
<b>2. To improve health and reduce health inequalities</b>	++ Site is within 800m of a GP surgery <u>and</u> leisure centre / recreational open space.		
	+ Site is within 800m of a GP surgery <u>or</u> leisure centre / recreational open space.		
	0 Nature of proposal not anticipated to give rise to effects.		
	- Site is within 800m of a GP surgery but it does not currently have capacity.		
	-- Site is within 2km of a GP surgery that does not currently have capacity.		
<b>3. To create sustainable communities</b>	++ Site is within a regeneration area as defined in the Local Plan and provides housing and employment opportunities		
	+ site is within a regeneration area and provides housing or employment opportunities		

Site Name			
Site LAA Reference			
Site Area (ha)			
Sustainability Objective			Notes
	0 Site is outside of a regeneration area		
	- Not used for sites (the score against this objective is only positive to identify development that contributes to addressing deprivation)		
<b>4. To enhance and conserve the cultural heritage of the borough</b>	++ Potential for a Listed Building to be brought back into beneficial use.		
	+ Potential for locally Listed Building to be brought back into beneficial use.		
	0 Site is unlikely to affect heritage assets or their settings.		
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area)		
	-- site includes a heritage feature of national importance		
<b>5. To protect and enhance biodiversity</b>	++ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment)		
	0 if criteria identified for other scores do not apply.		
	- Site is within 100m of a locally designated site.		
	-- Site is within 500m of a nationally/internationally designated site.		
<b>6. Protect and manage the landscape of North East Derbyshire</b>	++ Site of 5ha or more scoring plus (green) in the LAA against landscape and local character		
	+ site of less than 5ha scoring plus (green) in the LAA against landscape and local character		
	0 site scores neutral (amber) in the LAA against landscape and local character.		
	- Site of less than 5ha scoring negative (red) in the LAA against landscape and local character		
	-- Site of 5ha or more scoring negative in the LAA against landscape and local character.		

Site Name			
Site LAA Reference			
Site Area (ha)			
Sustainability Objective			Notes
<b>7. To manage prudently the natural resources of the region including water, air quality, soil and minerals</b>	++ Not used for sites (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	0 no effect		
	- Site is within 500m of Air Quality Management Area		
	-- Site is within Air Quality Management Area		
<b>8. Plan for the anticipated different levels of climate change</b>	++ Site is wholly within flood zone 1 <b>and at low risk of surface water flooding</b>		This is ensures that sites can be more accurately appraised against the SA objective. <b>Where a site sits across areas of different flood risk score against the highest flood risk.</b>
	+ Majority of site is within flood zone 1, with remainder in flood zone 2 <b>and at low risk of surface water flooding</b>		
	0 not used		
	- Majority of site is within flood zone 2, with remainder in flood zone 1 <b>and/or - Site is at medium risk of surface water flooding</b>		
	-- Site is partially or wholly within flood zone 3a or 3b <b>and/or - - Site is at high risk of surface water flooding</b>		
<b>9. Minimise the borough's contribution to climate change</b>	++ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	- Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree.		
<b>10. Minimise the environmental impacts of</b>	++ Considered to be neutral across sites as all projects could contribute to this objective to some degree		

Site Name			
Site LAA Reference			
Site Area (ha)			
Sustainability Objective			Notes
<b>waste and pollution</b>	+ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
<b>11. Develop a strong culture of enterprise and innovation</b>	++ site provides 5ha or more of employment land		
	+ site provides less than 5ha of employment land		
	0 site does not provide employment land		
	- not used as at the site level as assume overall growth in employment at the borough level		
	- - not used at the site level as assume overall growth in employment at the borough level		
<b>12. Improve the accessibility to jobs and services</b>	++ Employment site within walking or cycling distance of a town centre (LAA criterion)		
	+ Employment site within 15 minutes bus ride of a town centre (LAA criterion)		
	Policy improves access to employment at the local level		
	0 site does not include an employment use		
	- Employment site over 30 minute bus ride of a town centre as defined in the LAA		



<b>Site Name</b>			
<b>Site LAA Reference</b>			
<b>Site Area (ha)</b>			
<b>Sustainability Objective</b>			<b>Notes</b>
	-- Employment site over 45 minute bus ride of a town centre as defined in the LAA		

## Appendix E Shortlisted Sites Appraisal Matrices

Site Name	Miller Avenue (Garage court)		
Site LAA Reference	32		
Site Area (ha)	0.41		
Sustainability Objective	Basis for Appraising Sites	Score	Commentary
<b>1.To ensure that housing stock meets the needs of all communities in the Borough</b>	++ Site is 2000m2 +	++	The site will meet the immediate and future needs of the travelling community.
	+ Site is between 500m2 and 1999m2		
	0 No housing provide, e.g. an employment led scheme or other proposal		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	-- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	? Effects on housing are uncertain		
<b>2. To improve health and reduce health inequalities</b>	++ Site is within 800m of a GP surgery <u>and</u> leisure centre / recreational open space.		Within the catchment of a GP with capacity which is over 2km from site.  Within 800m of recreational open space.
	+ Site is within 800m of a GP surgery <u>or</u> leisure centre / recreational open space.	+	
	0 Nature of proposal not anticipated to give rise to effects.		
	- Site is within 800m of a GP surgery but it does not currently have capacity.		
	-- Site is within 2km of a GP surgery that does not currently have capacity.		
<b>3. To create sustainable communities</b>	++ Site is within a regeneration area as defined in the Local Plan and provides housing and employment opportunities		The site is within the Mastin Moor Regeneration Priority Area and occupants could benefit from wider regeneration of the area.
	+ site is within a regeneration area and provides housing or employment opportunities	+	
	0 Site is outside of a regeneration area		
	- Not used for sites (the score against this objective is only positive to identify development that contributes to addressing deprivation)		

<b>Site Name</b>	<b>Miller Avenue (Garage court)</b>		
<b>Site LAA Reference</b>	32		
<b>Site Area (ha)</b>	0.41		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>4. To enhance and conserve the cultural heritage of the borough</b>	++ Potential for a Listed Building to be brought back into beneficial use.		
	+ Potential for locally Listed Building to be brought back into beneficial use.		
	0 Site is unlikely to affect heritage assets or their settings.	0	
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area)		
	-- site includes a heritage feature of national importance		
<b>5. To protect and enhance biodiversity</b>	++ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		The presence of protected species and the ecological value of the site are not known at this stage. A habitat assessment is likely to be required given the boundary vegetation.
	+ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment)		
	0 if criteria identified for other scores do not apply.	0	
	- Site is within 100m of a locally designated site.		
	-- Site is within 500m of a nationally/internationally designated site.		
<b>6. Protect and manage the landscape of North East Derbyshire</b>	++ Site of 5ha or more scoring plus (green) in the LAA against landscape and local character		Site is an extension of an existing settlement into open countryside, albeit on previously developed land and is likely to require some form of proportionate landscape character and visual amenity impact assessment. It is likely that effective mitigation could be provided along with appropriate boundary treatment and control of lighting.
	+ site of less than 5ha scoring plus (green) in the LAA against landscape and local character		
	0 site scores neutral (amber) in the LAA against landscape and local character.	0	
	- Site of less than 5ha scoring negative (red) in the LAA against landscape and local character		
	-- Site of 5ha or more scoring negative in the LAA against landscape and local character.		
<b>7. To manage prudently the natural resources of the region including water, air quality, soil</b>	++ Not used for sites (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		Scale of site indicates no material effect is likely.
	+ Not used (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		

<b>Site Name</b>	<b>Miller Avenue (Garage court)</b>		
<b>Site LAA Reference</b>	<b>32</b>		
<b>Site Area (ha)</b>	<b>0.41</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>and minerals</b>	0 no effect	0	
	- Site is within 500m of Air Quality Management Area		
	-- Site is within Air Quality Management Area		
<b>8. Plan for the anticipated different levels of climate change</b>	++ Site is wholly within flood zone 1 and at low risk of surface water flooding	++	Surface water flood risk very low.
	+ Majority of site is within flood zone 1, with remainder in flood zone 2 and at low risk of surface water flooding		
	0 not used		
	- Majority of site is within flood zone 2, with remainder in flood zone 1 and/or - Site is at medium risk of surface water flooding		
	-- Site is partially or wholly within flood zone 3a or 3b and/or -- Site is at high risk of surface water flooding		
<b>9. Minimise the borough's contribution to climate change</b>	++ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree.		
<b>10. Minimise the environmental impacts of waste and pollution</b>	++ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	

<b>Site Name</b>	<b>Miller Avenue (Garage court)</b>		
<b>Site LAA Reference</b>	<b>32</b>		
<b>Site Area (ha)</b>	<b>0.41</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
<b>11. Develop a strong culture of enterprise and innovation</b>	++ site provides 5ha or more of employment land		There may be potential for some marginal live/work space within the site.
	+ site provides less than 5ha of employment land		
	0 site does not provide employment land	0	
	- not used as at the site level as assume overall growth in employment at the borough level		
	- - not used at the site level as assume overall growth in employment at the borough level		
<b>12. Improve the accessibility to jobs and services</b>	++ Employment site within walking or cycling distance of a town centre (LAA criterion)		
	+ Employment site within 15 minutes bus ride of a town centre (LAA criterion)		
	Policy improves access to employment at the local level		
	0 site does not include an employment use	0	
	- Employment site over 30 minute bus ride of a town centre as defined in the LAA		
	-- Employment site over 45 minute bus ride of a town centre as defined in the LAA		

<b>Site Name</b>	<b>Brooks Road, (West), Barrow Hill</b>		
<b>Site Reference</b>	<b>341</b>		
<b>Site Area (ha)</b>	<b>0.07</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>1.To ensure that housing stock meets the needs of all communities in the Borough</b>	++ Site is 2000m2 +		The site will meet the identified needs of the travelling community.
	+ Site is between 500m2 and 1999m2	+	
	0 No housing provide, e.g. an employment led scheme or other proposal		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	-- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	? Effects on housing are uncertain		
<b>2. To improve health and reduce health inequalities</b>	++ Site is within 800m of a GP surgery <u>and</u> leisure centre / recreational open space.		Within 800m of recreational open space.
	+ Site is within 800m of a GP surgery <u>or</u> leisure centre / recreational open space.	+	Approx. 1.9km from leisure centre
	0 Nature of proposal not anticipated to give rise to effects.		Approx. 1.8km from GP which has capacity.
	- Site is within 800m of a GP surgery but it does not currently have capacity.		
	-- Site is within 2km of a GP surgery that does not currently have capacity.		
<b>3. To create sustainable communities</b>	++ Site is within a regeneration area as defined in the Local Plan and provides housing and employment opportunities		The site is within the Barrow Hill Regeneration Priority Area and occupants could benefit from wider regeneration of the area.
	+ site is within a regeneration area and provides housing or employment opportunities	+	
	0 Site is outside of a regeneration area		
	- Not used for sites (the score against this objective is only positive to identify development that contributes to addressing deprivation)		
<b>4. To enhance and</b>	++ Potential for a Listed Building to be brought back into beneficial use.		

<b>Site Name</b>	<b>Brooks Road, (West), Barrow Hill</b>		
<b>Site Reference</b>	<b>341</b>		
<b>Site Area (ha)</b>	<b>0.07</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>conserve the cultural heritage of the borough</b>	+ Potential for locally Listed Building to be brought back into beneficial use.		
	0 Site is unlikely to affect heritage assets or their settings.	0	
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area)		
	-- site includes a heritage feature of national importance		
<b>5. To protect and enhance biodiversity</b>	++ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment)		
	0 if criteria identified for other scores do not apply.	0	
	- Site is within 100m of a locally designated site.		
	-- Site is within 500m of a nationally/internationally designated site.		
<b>6. Protect and manage the landscape of North East Derbyshire</b>	++ Site of 5ha or more scoring plus (green) in the LAA against landscape and local character		Site meets open countryside and there would be a need for appropriate boundary treatment to the west of the site.
	+ site of less than 5ha scoring plus (green) in the LAA against landscape and local character		
	0 site scores neutral (amber) in the LAA against landscape and local character.	0	
	- Site of less than 5ha scoring negative (red) in the LAA against landscape and local character		
	-- Site of 5ha or more scoring negative (red) in the LAA against landscape and local character.		
<b>7. To manage prudently the natural resources of the region including water, air quality, soil and minerals</b>	++ Not used for sites (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	0 no effect	0	

<b>Site Name</b>	<b>Brooks Road, (West), Barrow Hill</b>		
<b>Site Reference</b>	<b>341</b>		
<b>Site Area (ha)</b>	<b>0.07</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	- Site is within 500m of Air Quality Management Area		
	-- Site is within Air Quality Management Area		
<b>8. Plan for the anticipated different levels of climate change</b>	++ Site is wholly within flood zone 1 and at low risk of surface water flooding	++	Surface water flood risk very low.
	+ Majority of site is within flood zone 1, with remainder in flood zone 2 and at low risk of surface water flooding		
	0 not used		
	- Majority of site is within flood zone 2, with remainder in flood zone 1 and/or - Site is at medium risk of surface water flooding		
	-- Site is partially or wholly within flood zone 3a or 3b and/or -- Site is at high risk of surface water flooding		
<b>9. Minimise the borough's contribution to climate change</b>	++ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree.		
<b>10. Minimise the environmental impacts of waste and pollution</b>	++ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across sites as all projects could contribute to this objective to some degree		



<b>Site Name</b>	<b>Brooks Road, (West), Barrow Hill</b>		
<b>Site Reference</b>	<b>341</b>		
<b>Site Area (ha)</b>	<b>0.07</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
<b>11. Develop a strong culture of enterprise and innovation</b>	++ site provides 5ha or more of employment land		There may be potential for some marginal live/work space within the site.
	+ site provides less than 5ha of employment land		
	0 site does not provide employment land	0	
	- not used as at the site level as assume overall growth in employment at the borough level		
	- - not used at the site level as assume overall growth in employment at the borough level		
<b>12. Improve the accessibility to jobs and services</b>	++ Employment site within walking or cycling distance of a town centre (LAA criterion)		
	+ Employment site within 15 minutes bus ride of a town centre (LAA criterion)		
	Policy improves access to employment at the local level		
	0 site does not include an employment use	0	
	- Employment site over 30 minute bus ride of a town centre as defined in the LAA		
	-- Employment site over 45 minute bus ride of a town centre as defined in the LAA		

Site Name	Bevan Drive, Inkersall		
Site Reference			
Site Area (ha)			
Sustainability Objective		Score	Commentary
<b>1.To ensure that housing stock meets the needs of all communities in the Borough</b>	++ Site is 2000m2 +	++	The site will meet the immediate and future needs of the travelling community.
	+ Site is between 500m2 and 1999m2		
	0 No housing provide, e.g. an employment led scheme or other proposal		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	-- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	? Effects on housing are uncertain		
<b>2. To improve health and reduce health inequalities</b>	++ Site is within 800m of a GP surgery <u>and</u> leisure centre / recreational open space.	++	Within 800m of recreational open space and GP with capacity.
	+ Site is within 800m of a GP surgery <u>or</u> leisure centre / recreational open space.		
	0 Nature of proposal not anticipated to give rise to effects.		
	- Site is within 800m of a GP surgery but it does not currently have capacity.		
	-- Site is within 2km of a GP surgery that does not currently have capacity.		
<b>3. To create sustainable communities</b>	++ Site is within a regeneration area as defined in the Local Plan and provides housing and employment opportunities		
	+ site is within a regeneration area and provides housing or employment opportunities		
	0 Site is outside of a regeneration area	0	
	- Not used for sites (the score against this objective is only positive to identify development that contributes to addressing deprivation)		
<b>4. To enhance and</b>	++ Potential for a Listed Building to be brought back into beneficial use.		

Site Name	Bevan Drive, Inkersall		
Site Reference			
Site Area (ha)			
Sustainability Objective		Score	Commentary
<b>conserve the cultural heritage of the borough</b>	+ Potential for locally Listed Building to be brought back into beneficial use.		
	0 Site is unlikely to affect heritage assets or their settings.	0	
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area)		
	-- site includes a heritage feature of national importance		
<b>5. To protect and enhance biodiversity</b>	++ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		Site is within Westwood and Parkers Wood Local Wildlife Site. The majority of the site is located within an area identified as Ancient Woodland and at present there is insufficient information on impact. Site includes areas of hardstanding which could have development potential.
	+ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment)		
	0 if criteria identified for other scores do not apply.		
	- Site is within 100m of a locally designated site.	-	
	-- Site is within 500m of a nationally/internationally designated site.		
<b>6. Protect and manage the landscape of North East Derbyshire</b>	++ Site of 5ha or more scoring plus (green) in the LAA against landscape and local character		Site is an extension of an existing settlement into open countryside, albeit on partly previously developed land and is likely to require some form of proportionate landscape character and visual amenity impact assessment. It is likely that effective mitigation could be provided along with appropriate boundary treatment and control of lighting.
	+ site of less than 5ha scoring plus (green) in the LAA against landscape and local character		
	0 site scores neutral (amber) in the LAA against landscape and local character.	0	
	- Site of less than 5ha scoring negative (red) in the LAA against landscape and local character		
	-- Site of 5ha or more scoring negative (red) in the LAA against landscape and local character.		
<b>7. To manage prudently the natural resources of the region including water, air quality, soil and minerals</b>	++ Not used for sites (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	0 no effect	0	

Site Name	Bevan Drive, Inkersall		
Site Reference			
Site Area (ha)			
Sustainability Objective		Score	Commentary
	- Site is within 500m of Air Quality Management Area		
	-- Site is within Air Quality Management Area		
<b>8. Plan for the anticipated different levels of climate change</b>	++ Site is wholly within flood zone 1 and at low risk of surface water flooding	++	Small areas of low surface water flooding risk on site.
	+ Majority of site is within flood zone 1, with remainder in flood zone 2 and at low risk of surface water flooding		
	0 not used		
	- Majority of site is within flood zone 2, with remainder in flood zone 1 and/or - Site is at medium risk of surface water flooding		
	-- Site is partially or wholly within flood zone 3a or 3b and/or -- Site is at high risk of surface water flooding		
<b>9. Minimise the borough's contribution to climate change</b>	++ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree.		
<b>10. Minimise the environmental impacts of waste and pollution</b>	++ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across sites as all projects could contribute to this objective to some degree		

Site Name	Bevan Drive, Inkersall		
Site Reference			
Site Area (ha)			
Sustainability Objective		Score	Commentary
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
<b>11. Develop a strong culture of enterprise and innovation</b>	++ site provides 5ha or more of employment land		There may be potential for some marginal live/work space within the site.
	+ site provides less than 5ha of employment land		
	0 site does not provide employment land	0	
	- not used as at the site level as assume overall growth in employment at the borough level		
	- - not used at the site level as assume overall growth in employment at the borough level		
<b>12. Improve the accessibility to jobs and services</b>	++ Employment site within walking or cycling distance of a town centre (LAA criterion)		
	+ Employment site within 15 minutes bus ride of a town centre (LAA criterion)		
	Policy improves access to employment at the local level		
	0 site does not include an employment use	0	
	- Employment site over 30 minute bus ride of a town centre as defined in the LAA		
	-- Employment site over 45 minute bus ride of a town centre as defined in the LAA		

<b>Site Name</b>	<b>Birchwood Crescent, Grangewood</b>		
<b>Site Reference</b>	<b>356</b>		
<b>Site Area (ha)</b>	<b>1.16</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>1.To ensure that housing stock meets the needs of all communities in the Borough</b>	++ Site is 2000m2 +	++	The site will meet the immediate and future needs of the travelling community.
	+ Site is between 500m2 and 1999m2		
	0 No housing provide, e.g. an employment led scheme or other proposal		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	-- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	? Effects on housing are uncertain		
<b>2. To improve health and reduce health inequalities</b>	++ Site is within 800m of a GP surgery <u>and</u> leisure centre / recreational open space.	++	Within 800m of GP with capacity and recreational open space.  Approx. 1.4k to leisure centre.
	+ Site is within 800m of a GP surgery <u>or</u> leisure centre / recreational open space.		
	0 Nature of proposal not anticipated to give rise to effects.		
	- Site is within 800m of a GP surgery but it does not currently have capacity.		
	-- Site is within 2km of a GP surgery that does not currently have capacity.		
<b>3. To create sustainable communities</b>	++ Site is within a regeneration area as defined in the Local Plan and provides housing and employment opportunities		The site is within the Rother Regeneration Priority Area and occupants could benefit from wider regeneration of the area.
	+ site is within a regeneration area and provides housing or employment opportunities	+	
	0 Site is outside of a regeneration area		
	- Not used for sites (the score against this objective is only positive to identify development that contributes to addressing deprivation)		
<b>4. To enhance and</b>	++ Potential for a Listed Building to be brought back into beneficial use.		

<b>Site Name</b>	<b>Birchwood Crescent, Grangewood</b>		
<b>Site Reference</b>	<b>356</b>		
<b>Site Area (ha)</b>	<b>1.16</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>conserve the cultural heritage of the borough</b>	+ Potential for locally Listed Building to be brought back into beneficial use.		
	0 Site is unlikely to affect heritage assets or their settings.	0	
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area)		
	-- site includes a heritage feature of national importance		
<b>5. To protect and enhance biodiversity</b>	++ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment)		
	0 if criteria identified for other scores do not apply.	0	
	- Site is within 100m of a locally designated site.		
	-- Site is within 500m of a nationally/internationally designated site.		
<b>6. Protect and manage the landscape of North East Derbyshire</b>	++ Site of 5ha or more scoring plus (green) in the LAA against landscape and local character		Site is within the urban area.
	+ site of less than 5ha scoring plus (green) in the LAA against landscape and local character	+	
	0 site scores neutral (amber) in the LAA against landscape and local character.		
	- Site of less than 5ha scoring negative (red) in the LAA against landscape and local character		
	-- Site of 5ha or more scoring negative (red) in the LAA against landscape and local character.		
<b>7. To manage prudently the natural resources of the region including water, air quality, soil and minerals</b>	++ Not used for sites (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	0 no effect	0	

<b>Site Name</b>	<b>Birchwood Crescent, Grangewood</b>		
<b>Site Reference</b>	<b>356</b>		
<b>Site Area (ha)</b>	<b>1.16</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	- Site is within 500m of Air Quality Management Area		
	-- Site is within Air Quality Management Area		
<b>8. Plan for the anticipated different levels of climate change</b>	++ Site is wholly within flood zone 1 and at low risk of surface water flooding	-	Surface water flood risk medium on part of site.
	+ Majority of site is within flood zone 1, with remainder in flood zone 2 and at low risk of surface water flooding		
	0 not used		
	- Majority of site is within flood zone 2, with remainder in flood zone 1 and/or - Site is at medium risk of surface water flooding		
	-- Site is partially or wholly within flood zone 3a or 3b and/or -- Site is at high risk of surface water flooding		
<b>9. Minimise the borough's contribution to climate change</b>	++ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree.		
<b>10. Minimise the environmental impacts of waste and pollution</b>	++ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across sites as all projects could contribute to this objective to some degree		



<b>Site Name</b>	<b>Birchwood Crescent, Grangewood</b>		
<b>Site Reference</b>	<b>356</b>		
<b>Site Area (ha)</b>	<b>1.16</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
<b>11. Develop a strong culture of enterprise and innovation</b>	++ site provides 5ha or more of employment land		There may be potential for some marginal live/work space within the site.
	+ site provides less than 5ha of employment land		
	0 site does not provide employment land	0	
	- not used as at the site level as assume overall growth in employment at the borough level		
	- - not used at the site level as assume overall growth in employment at the borough level		
<b>12. Improve the accessibility to jobs and services</b>	++ Employment site within walking or cycling distance of a town centre (LAA criterion)		
	+ Employment site within 15 minutes bus ride of a town centre (LAA criterion)		
	Policy improves access to employment at the local level		
	0 site does not include an employment use	0	
	- Employment site over 30 minute bus ride of a town centre as defined in the LAA		
	-- Employment site over 45 minute bus ride of a town centre as defined in the LAA		

<b>Site Name</b>	<b>Atlee Road, Inkersall</b>		
<b>Site Reference</b>	<b>358</b>		
<b>Site Area (ha)</b>	<b>0.16</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>1.To ensure that housing stock meets the needs of all communities in the Borough</b>	++ Site is 2000m2 +		The site will meet the identified needs of the travelling community.
	+ Site is between 500m2 and 1999m2	+	
	0 No housing provide, e.g. an employment led scheme or other proposal		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	-- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	? Effects on housing are uncertain		
<b>2. To improve health and reduce health inequalities</b>	++ Site is within 800m of a GP surgery <u>and</u> leisure centre / recreational open space.	++	Within 800m of GP with capacity and recreational open space.  Approx. 1.7km from leisure centre.
	+ Site is within 800m of a GP surgery <u>or</u> leisure centre / recreational open space.		
	0 Nature of proposal not anticipated to give rise to effects.		
	- Site is within 800m of a GP surgery but it does not currently have capacity.		
	-- Site is within 2km of a GP surgery that does not currently have capacity.		
<b>3. To create sustainable communities</b>	++ Site is within a regeneration area as defined in the Local Plan and provides housing and employment opportunities		
	+ site is within a regeneration area and provides housing or employment opportunities		
	0 Site is outside of a regeneration area	0	
	- Not used for sites (the score against this objective is only positive to identify development that contributes to addressing deprivation)		
<b>4. To enhance and</b>	++ Potential for a Listed Building to be brought back into beneficial use.		

<b>Site Name</b>	<b>Atlee Road, Inkersall</b>		
<b>Site Reference</b>	<b>358</b>		
<b>Site Area (ha)</b>	<b>0.16</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>conserve the cultural heritage of the borough</b>	+ Potential for locally Listed Building to be brought back into beneficial use.		
	0 Site is unlikely to affect heritage assets or their settings.	0	
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area)		
	-- site includes a heritage feature of national importance		
<b>5. To protect and enhance biodiversity</b>	++ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment)		
	0 if criteria identified for other scores do not apply.	0	
	- Site is within 100m of a locally designated site.		
	-- Site is within 500m of a nationally/internationally designated site.		
<b>6. Protect and manage the landscape of North East Derbyshire</b>	++ Site of 5ha or more scoring plus (green) in the LAA against landscape and local character		Site is within the urban area
	+ site of less than 5ha scoring plus (green) in the LAA against landscape and local character	+	
	0 site scores neutral (amber) in the LAA against landscape and local character.		
	- Site of less than 5ha scoring negative (red) in the LAA against landscape and local character		
	-- Site of 5ha or more scoring negative (red) in the LAA against landscape and local character.		
<b>7. To manage prudently the natural resources of the region including water, air quality, soil and minerals</b>	++ Not used for sites (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	0 no effect	0	

<b>Site Name</b>	<b>Atlee Road, Inkersall</b>		
<b>Site Reference</b>	<b>358</b>		
<b>Site Area (ha)</b>	<b>0.16</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	- Site is within 500m of Air Quality Management Area		
	-- Site is within Air Quality Management Area		
<b>8. Plan for the anticipated different levels of climate change</b>	++ Site is wholly within flood zone 1 and at low risk of surface water flooding	++	Surface water flood risk very low.
	+ Majority of site is within flood zone 1, with remainder in flood zone 2 and at low risk of surface water flooding		
	0 not used		
	- Majority of site is within flood zone 2, with remainder in flood zone 1 and/or - Site is at medium risk of surface water flooding		
	-- Site is partially or wholly within flood zone 3a or 3b and/or -- Site is at high risk of surface water flooding		
<b>9. Minimise the borough's contribution to climate change</b>	++ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree.		
<b>10. Minimise the environmental impacts of waste and pollution</b>	++ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across sites as all projects could contribute to this objective to some degree		

<b>Site Name</b>	<b>Atlee Road, Inkersall</b>		
<b>Site Reference</b>	<b>358</b>		
<b>Site Area (ha)</b>	<b>0.16</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
<b>11. Develop a strong culture of enterprise and innovation</b>	++ site provides 5ha or more of employment land		There may be potential for some marginal live/work space within the site.
	+ site provides less than 5ha of employment land		
	0 site does not provide employment land	0	
	- not used as at the site level as assume overall growth in employment at the borough level		
	- - not used at the site level as assume overall growth in employment at the borough level		
<b>12. Improve the accessibility to jobs and services</b>	++ Employment site within walking or cycling distance of a town centre (LAA criterion)		
	+ Employment site within 15 minutes bus ride of a town centre (LAA criterion)		
	Policy improves access to employment at the local level		
	0 site does not include an employment use	0	
	- Employment site over 30 minute bus ride of a town centre as defined in the LAA		
	-- Employment site over 45 minute bus ride of a town centre as defined in the LAA		

<b>Site Name</b>	<b>Keswick Drive, Newbold</b>		
<b>Site Reference</b>	<b>365</b>		
<b>Site Area (ha)</b>	<b>0.13</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>1.To ensure that housing stock meets the needs of all communities in the Borough</b>	++ Site is 2000m2 +		The site will meet the identified needs of the travelling community.
	+ Site is between 500m2 and 1999m2	+	
	0 No housing provide, e.g. an employment led scheme or other proposal		
	- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	-- Not used (on basis that the plan will lead to an overall gain in housing, including affordable housing).		
	? Effects on housing are uncertain		
<b>2. To improve health and reduce health inequalities</b>	++ Site is within 800m of a GP surgery <u>and</u> leisure centre / recreational open space.	++	Within 800m of GP with capacity and recreational open space.  Approx. 3km to leisure centre.
	+ Site is within 800m of a GP surgery <u>or</u> leisure centre / recreational open space.		
	0 Nature of proposal not anticipated to give rise to effects.		
	- Site is within 800m of a GP surgery but it does not currently have capacity.		
	-- Site is within 2km of a GP surgery that does not currently have capacity.		
<b>3. To create sustainable communities</b>	++ Site is within a regeneration area as defined in the Local Plan and provides housing and employment opportunities		
	+ site is within a regeneration area and provides housing or employment opportunities		
	0 Site is outside of a regeneration area	0	
	- Not used for sites (the score against this objective is only positive to identify development that contributes to addressing deprivation)		
<b>4. To enhance and</b>	++ Potential for a Listed Building to be brought back into beneficial use.		

<b>Site Name</b>	<b>Keswick Drive, Newbold</b>		
<b>Site Reference</b>	<b>365</b>		
<b>Site Area (ha)</b>	<b>0.13</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
<b>conserve the cultural heritage of the borough</b>	+ Potential for locally Listed Building to be brought back into beneficial use.		
	0 Site is unlikely to affect heritage assets or their settings.	0	
	- Site includes or is within a heritage feature of local / regional importance (including Conservation Area)		
	-- site includes a heritage feature of national importance		
<b>5. To protect and enhance biodiversity</b>	++ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used for sites (evaluation of any positive effects requires a level of detail absent at this stage of site appraisal and assessment)		
	0 if criteria identified for other scores do not apply.	0	
	- Site is within 100m of a locally designated site.		
	-- Site is within 500m of a nationally/internationally designated site.		
<b>6. Protect and manage the landscape of North East Derbyshire</b>	++ Site of 5ha or more scoring plus (green) in the LAA against landscape and local character		Site is within the urban area
	+ site of less than 5ha scoring plus (green) in the LAA against landscape and local character	+	
	0 site scores neutral (amber) in the LAA against landscape and local character.		
	- Site of less than 5ha scoring negative (red) in the LAA against landscape and local character		
	-- Site of 5ha or more scoring negative (red) in the LAA against landscape and local character.		
<b>7. To manage prudently the natural resources of the region including water, air quality, soil and minerals</b>	++ Not used for sites (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	+ Not used (evaluation of any effects requires a level of detail absent at this stage of site appraisal and assessment).		
	0 no effect	0	

<b>Site Name</b>	<b>Keswick Drive, Newbold</b>		
<b>Site Reference</b>	<b>365</b>		
<b>Site Area (ha)</b>	<b>0.13</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	- Site is within 500m of Air Quality Management Area		
	-- Site is within Air Quality Management Area		
<b>8. Plan for the anticipated different levels of climate change</b>	++ Site is wholly within flood zone 1 and at low risk of surface water flooding	++	Surface water flood risk very low.
	+ Majority of site is within flood zone 1, with remainder in flood zone 2 and at low risk of surface water flooding		
	0 not used		
	- Majority of site is within flood zone 2, with remainder in flood zone 1 and/or - Site is at medium risk of surface water flooding		
	-- Site is partially or wholly within flood zone 3a or 3b and/or -- Site is at high risk of surface water flooding		
<b>9. Minimise the borough's contribution to climate change</b>	++ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across projects as all projects could contribute to this objective to some degree		
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree.		
<b>10. Minimise the environmental impacts of waste and pollution</b>	++ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	+ Considered to be neutral across sites as all projects could contribute to this objective to some degree		
	0 Considered to be neutral across projects as all projects could contribute to this objective to some degree	0	
	- Considered to be neutral across sites as all projects could contribute to this objective to some degree		



<b>Site Name</b>	<b>Keswick Drive, Newbold</b>		
<b>Site Reference</b>	<b>365</b>		
<b>Site Area (ha)</b>	<b>0.13</b>		
<b>Sustainability Objective</b>	<b>Basis for Appraising Sites</b>	<b>Score</b>	<b>Commentary</b>
	-- Considered to be neutral across sites as all projects could contribute to this objective to some degree		
<b>11. Develop a strong culture of enterprise and innovation</b>	++ site provides 5ha or more of employment land		There may be potential for some marginal live/work space within the site.
	+ site provides less than 5ha of employment land		
	0 site does not provide employment land	0	
	- not used as at the site level as assume overall growth in employment at the borough level		
	- - not used at the site level as assume overall growth in employment at the borough level		
<b>12. Improve the accessibility to jobs and services</b>	++ Employment site within walking or cycling distance of a town centre (LAA criterion)		
	+ Employment site within 15 minutes bus ride of a town centre (LAA criterion)		
	Policy improves access to employment at the local level		
	0 site does not include an employment use	0	
	- Employment site over 30 minute bus ride of a town centre as defined in the LAA		
	-- Employment site over 45 minute bus ride of a town centre as defined in the LAA		