

**South Derbyshire District Council**  
**Regulation 18: Appendix E**  
**Preferred Strategic Sites Policies Assessment**

Prepared by:  
**SLR Consulting Ltd**



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<b>VERSION CONTROL RECORD</b>				
Issue	Description of Status	Date	Reviewer Initials	Authors Initials
1	Draft	01/08/2024	JM	LJ
2	Final	21/10/2024	JM	LJ
3	Final for consultation	23/10/2024	JM	LJ

The methodology used for the assessment of all sites is outlined below, with an explanation given under each header. The same assessment matrices has been used for the assessment of all sites, hence all follow the same format.

Site Name	
Site Address	
Town/Locality	
Est. Housing Yield/Employment Space	
Site Area (ha)	
Site Description	
Greenfield/Brownfield	
Assumptions Made	

SA Framework		GIS Inputs				SA Policy Assessment										
SA objective	SA sub-objective	GIS data available?	R	A	G	Direct/ Indirect	Magnitude	Duration	Spatial Extent	Permanence/ Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Mitigation	Enhancements	
SA objectives will be listed here	SA sub-objectives will be listed here.	This indicates whether the site could be spatially assessed, and if so, what the RAG rating on the site was for each SA objective				This indicates if assessors were able to consider the assessment question as part of their assessment.	Details on the nature of any potential effects will be listed here. For further details and definitions of each category, please see the 'Significance Scores' tab. For cases where a neutral effect has been identified, N/A will be present across columns 7-11.						A significance score will be selected here, which corresponds with the definitions detailed in the 'Significance Scores' tab.	The potential effect identified in columns 11 will be detailed here, with justification for the significance score. Any information considered as a part of the assessments which has informed these potential effects will also be detailed here.	Yes or No will be inserted here. If yes, see summary box at the bottom of the matrices for further details of the potential cumulative effect.	Any mitigation required for potential negative or uncertain effects will be detailed here, if the sole method of preventing a potential adverse effect is to not develop a site, "No mitigation identified." will be written here.



Nature of effects	
Criterion	Description
<b>Significance</b>	An assessment of the significance of the potential effects identified. This could be a positive effect, negative effect, neutral effect, significant positive effect or significant negative effect. The definitions for these effects are detailed to the right.
<b>Permanent/temporary</b>	An assessment of whether the predicted effects would be permanent (P), or temporary (T).
<b>Reversible/irreversible</b>	An assessment of whether or not the identified effect can be reversed (R) e.g. the loss of greenfield land to development would be irreversible (I).
<b>Spatial extent</b>	How far the effect is predicted to be spread geographically:  Low (L) = A specific area within SDDC  Medium (M) = Across the entire SDDC, possibly reaching to neighbouring boroughs  High (H) = Beyond the SDDC, with national or international ramifications
<b>Magnitude</b>	An assessment of the proportion of the receptor affected by the identified effect.  Low (L) = 20-40% of receptor or capacity affected Medium (M) = 40-80% of receptor affected High (H) = 80+% of the receptor affected
<b>Duration</b>	An assessment of the time period the predicted effects are likely to last. This could be:  Short (S) = 0-5 years  Medium (M) = 5-10 years  Long (L) = 10 years or more, up to the end of the Local Plan period
<b>Direct/indirect</b>	An assessment of whether the predicted effect will be directly (D) as a result of option implementation, or indirectly (I) caused by the policy option.
<b>Likelihood</b>	An assessment of how likely it is that the implementation of the policy option will lead to the predicted effect. This could be low (L), moderate (M) or high (H).
<b>Cumulative effect</b>	An assessment of whether or not there is potential for a cumulative effect to occur on the IIA objective as a result of the policy option working in combination with other circumstances, policies or factors. Y= potential cumulative effect. No potential cumulative effect identified.

Significance Scores		
Symbol	Definitions of Significance of Effects Against the SA Objectives	Assumptions on the nature of effects
++	<b>Significant Positive Effect:</b> the policy option supports the achievement of this objective; it addresses all relevant assessment questions and could result in a potentially significant beneficial effect e.g. improved access by walking and cycling modes to a local or town centre	Permanent Continual Magnitude: High 80%+ receptor or environmental capacity affected; or Medium 40-80% of receptor or environmental capacity of affected The effect could be to: -enhance and redefine the location in a positive manner, making a contribution at a national or international scale; -repair or restore receptors badly damaged or degraded through previous uses; and/or -improve one or more key elements/features/ characteristics of a receptor with recognised quality such as a specific regional or national designation.
+	<b>Minor Positive Effect:</b> the policy option supports the achievement of this objective; it addresses some relevant assessment questions, although it may have only a minor beneficial effect	Reversible Infrequent or intermittent Magnitude: Low 20-40% of receptor or capacity affected. The size, nature and location of a proposed scheme would: -improve undesignated yet recognised receptor qualities at the neighbourhood scale; -fit into or with the existing location and existing receptor qualities; and/or -enable the restoration of valued characteristic features partially lost through other land uses.
0	<b>Neutral Effect:</b> the policy option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant	N/A
?	<b>Uncertain Effect:</b> Uncertain or insufficient information on which to determine the assessment this stage	N/A
-	<b>Minor Negative Effect:</b> the policy option appears to conflict with the achievement of this objective; it does not address relevant assessment questions and may result in minor adverse effects	Reversible Infrequent or intermittent Magnitude: Low 20-40% of receptor or capacity affected. The size, nature and location of a proposed scheme would: -be out of scale with the location; or -have an adverse impact on a receptor of recognised quality such as a specific district or county designation.
--	<b>Significant Negative Effect:</b> the policy option works against the achievement of this objective; it could exacerbate a negative situation and may result in a potentially significant adverse effect e.g. loss of all or part of a designated ecological site of national importance.	Permanent Irreversible Continual Magnitude: High 80%+ receptor or environmental capacity affected; or Medium 40-80% of receptor or environmental capacity of affected The effect could be to: -permanently degrade, diminish or destroy the integrity of the receptor; -cause a very high quality receptor to be permanently changed and its quality diminished; -cannot be fully mitigated and may cumulatively amount to a severe adverse effect; -be at a considerable variance to the location, degrading the integrity of the receptor; and/or -will be substantially damaging to a high quality receptor such as a specific regional or national designation.

Site Name	S01	S02	S03	S04	S05	S06	S07	S08	S09	S010	S011	S012	S013	S014	S015	S016
<a href="#">STRA1_Infinity_Garden_Village</a>	0	++	++	0	0	++	++	++	+	-	--	?	0	-	0	0
<a href="#">STRA2_Land_South_Mickleover</a>	++	++	+	0	0	++	++	+	+	-	--	?	0	-	0	?

Significant positive	++
Minor Positive	+
Neutral	0
Uncertain	?
Minor Negative	-
Significant Negative	--

Site Name	STRA1_Infinity_Garden_Village
Site Address	Infinity Garden Village
Town/Locality	Barnley Main (near Stenson Fields, Twiford and Stenson and Swardstone)
Est Housing Yield/employment Source	2000 dwellings - 70% employment land
Site Area (ha)	205
Site Description	The development of this site will also provide: Provision of Gypsy and Traveller pitches Primary vehicle access via a new junction on the A50 and junctions via Infinity Park Way A new local centre (including retail facilities) A two form entry primary school A secondary school (including community sport facilities) Recreation facilities
Greenfield/Brownfield	Greenfield
Assumptions Made	This allocation will be implemented alongside the policies set out in the South Derbyshire Local Plan Part 1.
Policy Name	Policy STRA1: Infinity Garden Village
Policy Description	The Strategic Allocation identified at Infinity Garden Village is located within the Southern Derby Area. The mixed-use allocation will further develop the Southern Derby Area by providing approximately 2000 additional dwellings and 70 ha of employment land. Development of the site offers the opportunity to deliver new infrastructure due to its critical mass.

SA objective	SA sub-objective	GIS Inputs								SA Policy Assessment							
		GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Policy Mitigation	Mitigation Recommendations	Enhancement Recommendation	
<b>501 Biodiversity</b> To safeguard and enhance biodiversity (including BAP habitats and species) and geodiversity through biodiversity net gain and improve connectivity between, and access to, green spaces and functional habitats.	<ul style="list-style-type: none"> <li>Will it conserve and enhance natural or semi natural habitats including internationally, nationally and locally designated wildlife sites, or create new wildlife habitats?</li> <li>Will it protect BAP or protected species and contribute to the delivery of new, or safeguard existing BAP priority species and habitats?</li> <li>Will it protect sites of geological importance?</li> </ul>	Yes	0	0	0	0	N/A	N/A	N/A	N/A	Neutral	The site contains a local wildlife site, a LWS, and contains a number of TPOs. Development may subsequently negatively impact on biodiversity. However, mitigation will be provided by Policy BNE3 Biodiversity and Policy STRA1 Infinity Garden Village Mixed Use Allocation requires a minimum on site biodiversity net gain of 20%, and management of key biodiversity assets. The policy also makes provision for a network of green infrastructure, which will help maintain and create new habitat/wildlife corridors within the District and linking into Derby City. Therefore, a neutral effect is identified.	No	Policy BNE3 Biodiversity requires developments to avoid any adverse impact on sites of nature conservation value, as well as deliver a minimum of 50% BNG, in line with national policy requirements.			
<b>502 Housing</b> To ensure everyone has access to sustainable housing, which is affordable, and meets the needs of all residents including the elderly and other vulnerable groups and will support the vitality of existing communities and settlements.	<ul style="list-style-type: none"> <li>Will it reduce the number of households waiting for accommodation or accepted as homeless?</li> <li>Will it increase the number and mix of housing?</li> <li>Will it improve the suitability of new homes for older and disabled people?</li> <li>Will it provide affordable housing for those unable to access market housing?</li> <li>Will it meet the needs of the travelling community and show people?</li> <li>Will it secure infrastructure or community facilities?</li> </ul>	Yes	0	0	1	1	Direct	Medium/Long	Localised	Permanent/irreversible	Significant Positive	The site will provide up to 2000 dwellings. It is assumed that this allocation works alongside Policy H20 Affordable Housing, which requires developments of 10 or more dwellings to provide 40% of the gross number of dwellings in the form of affordable housing, and alongside Policy H19 Housing Balance and Custom/Self-build, which requires developments to provide a mixed size and tenure of dwellings. Policy STRA1 Infinity Garden Village Mixed Use Allocation also highlights that provision will be made for Gypsy and Traveller pitches. Therefore, a potential significant positive effect is identified.	Yes				
<b>503 Accessibility and Health</b> To improve local accessibility to healthcare, education, employment, retail facilities and recreational resources (including open spaces and sports facilities) and enhance wellbeing, promoting healthy and sustainable lifestyles.	<ul style="list-style-type: none"> <li>Will it promote healthy lifestyles?</li> <li>Will it deliver new, or contribute to the expansion or improvement of existing open spaces, schools or healthcare facilities within reasonable walking distance?</li> <li>Will it deliver growth within reasonable walking distance to a planned or existing major employment area (5ha or town centre)?</li> <li>Will it improve opportunities for active travel including walking and cycling?</li> <li>Will it deliver services or facilities on site or elsewhere within the District?</li> </ul>	Yes	0	0	1	1	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Significant Positive	The site has good access to a primary school which currently has capacity, and a GP surgery. Although the site has poor access to an existing secondary school and employment site, the site will provide a new secondary school and employment spaces, as well as a new primary school, retail and community facilities, and open spaces. The site will also provide support for the refurbishment of the existing Sinfitt Health Centre, which will serve the site. New access points to the site will be developed in order to ease road pressure. It can therefore be assumed that infrastructure to support growth will be delivered alongside development, in line with Policy INF1 and Policy STRA1 Infinity Garden Village Mixed Use Allocation. Therefore, a potential significant positive effect is identified.	Yes			
<b>504 Quality of Life</b> To create safe and attractive places which contribute towards quality of life and community cohesion.	<ul style="list-style-type: none"> <li>Will it contribute towards reducing crime or fear of crime?</li> <li>Will it provide attractive places which provide opportunities for communities to mix and meet?</li> </ul>	No					N/A	N/A	N/A	N/A	Neutral	It is assumed that this allocation will be delivered in accordance with Policy BNE1 Design Excellence, which requires developments to be designed to minimise opportunities for crime and anti-social behaviour, and encourage diversity and social interaction. Therefore, a neutral effect is identified.	No	Policy BNE1 Design Excellence requires developments to be designed to minimise opportunities for crime and anti-social behaviour, and encourage diversity and social interaction.			
<b>505 Inequalities</b> Ensure all residents have equitable access to employment, education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity.	<ul style="list-style-type: none"> <li>Ensure the option / policy does not have an adverse/ discriminatory impact on protected characteristics/ equality groups?</li> <li>Will it narrow the inequality gap between the richest and poorest in the District?</li> <li>Will it reduce inequalities associated with deprivation across the District?</li> </ul>	Yes	0	0	1	1	N/A	N/A	N/A	N/A	Neutral	This site is within a low IMD deprivation area. However, development of this site alone will not necessarily reduce the gap between the richest and poorest in the District.	No				
<b>506 Economy</b> To deliver growth in key employment sectors and support the creation of new and retention of existing businesses in urban and rural areas.	<ul style="list-style-type: none"> <li>Will it encourage the creation of new businesses and existing businesses to grow?</li> <li>Will it encourage economic diversification?</li> <li>Will it help support and encourage the growth of the local economy (including in rural areas)?</li> <li>Will it support the enhancement of the District's tourism and cultural offer?</li> </ul>	Yes	0	0	1	1	Direct	Medium	Medium/Long	District-wide	Permanent/irreversible	Significant Positive	The site will support economic growth by providing 70ha of new employment floorspace, alongside retail facilities. Additionally, new residents of the development could support existing businesses within Fildern local centre and Derby City. Therefore, a potential significant positive effect is identified.	Yes			
<b>507 Employment</b> To create greater employment opportunities and higher value jobs across the whole District.	<ul style="list-style-type: none"> <li>Will it help to improve skills levels and access to training within the District?</li> <li>Will it reduce unemployment rates overall and reduce disparities which exist across different parts of the District?</li> </ul>	Yes	0	0	1	1	Direct	Medium	Medium/Long	District-wide	Permanent/irreversible	Significant Positive	The site will support the provision of employment, by creating permanent and temporary jobs during construction and operation. For example, it is estimated that 530 jobs could be supported over the 20-year construction phase. The site is also located around 3km from a large employment site (the Toyota manufacturing site), and will subsequently be located around 2km from the East Midlands Intermodal Park once built. As a result, there will be a large number of employment opportunities both on- and off-site nearby for residents. Therefore, a potential significant positive effect is identified.	No			
<b>508 Infrastructure</b> To deliver improved infrastructure to support growth and economic competitiveness of urban and rural businesses and communities.	<ul style="list-style-type: none"> <li>Will it minimise the impact of traffic congestion on the strategic and local road network through the delivery of new or enhanced transport infrastructure?</li> <li>Will it provide opportunities to access key services, including doctor's surgeries, education facilities, employment and town, local or village centres by means other than car?</li> <li>Will it make the best use of other infrastructure which serves new development?</li> </ul>	No	0	0	1	1	Direct	Medium	Medium/Long	District-wide	Permanent/irreversible	Significant Positive	The site has good access to an existing primary school which currently has capacity, and a GP surgery. Although the site has poor access to an existing secondary school and employment site, the site policy requires delivery of both, as well as a new primary school, retail and community facilities, and open spaces. The site will also provide support for the refurbishment of the existing Sinfitt Health Centre, which will serve the site. New access points to the site will be developed in order to ease road traffic pressure. It can therefore be assumed that infrastructure to support growth will be delivered alongside development, in line with Policy INF1 and Policy STRA1 Infinity Garden Village Mixed Use Allocation. Therefore, a potential significant positive effect is identified.	No			

<p><b>509 Sustainable Travel</b> To promote sustainable travel habits including walking, cycling and public transport (bus and rail) usage.</p>	<ul style="list-style-type: none"> <li>Will it reduce journey lengths and times?</li> <li>Will it maximise opportunities for walking and cycling?</li> <li>Will it maximise opportunities to access public transport provision?</li> </ul>	Yes	1	0	0	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Minor Positive	<p>The site currently lies within an acceptable distance to an existing bus stop, and to existing cycle routes. The site is more than 800m to a train station however. Policy INF2 highlights that new development will only be permitted if necessary infrastructure (both on and off site) is already in place; this includes the provision and improvement of transport infrastructure. Policy STRA1 Infinity Garden Village Mixed Use Allocation also includes the provision of active travel connections within a green infrastructure network, and small developments to support these routes (e.g. changing rooms). Policy STRA1 Infinity Garden Village Mixed Use Allocation also requires the development of bus routes and bus stops throughout the site. These policies should improve travel across the site, as well as improve rest of South Derbyshire and Derby City. Therefore, a potential minor positive effect is identified.</p>	No			
<p><b>5010 Town and Village Centres</b> To ensure that town and village centres are vibrant and viable.</p>	<ul style="list-style-type: none"> <li>Will it improve existing shopping facilities within town and village centres?</li> <li>Will it help safeguard existing town and village centres?</li> </ul>	Yes	1	0	0	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Minor Negative	<p>The site is not located within or adjacent to a town or village centre (it is located on the edge of Derby City, and around 1.5km from the village of Findern). The development of a new local centre within the site would provide local facilities for new residents, enabling some self containment. These facilities would not be designed to provide facilities for the wider area but residents may not support existing town and village centres. Therefore, a potential minor negative effect is identified.</p>	Yes		Development proposals could be accompanied by an assessment of the impact of the development on the local economy.	
<p><b>5011 Resources</b> To minimise waste and ensure the sustainable use and protection of natural resources including greenfield land, soil and minerals resources.</p>	<ul style="list-style-type: none"> <li>Will it enhance opportunities for increased levels of recycling in the District?</li> <li>Will it improve or remediate contaminated land or reuse previously developed land which has not been restored?</li> <li>Will it protect Best and Most Valuable (BMV) Agricultural Land?</li> <li>Will it avoid the sterilisation of minerals resources?</li> </ul>	Yes	1	3	1	Direct	High	Medium/Long	Localised	Permanent/irreversible	Significant Negative	<p>This site is located on grade 3 agricultural land, development will subsequently lead to the irreversible loss of greenfield land, and soils considered as the 'best and most versatile'. The site also lies partially within a sand and gravel mineral safeguarding zone and a contamination zone; development may subsequently lead to the sterilisation of mineral resources. The development of this site in isolation will likely have no influence on the levels of recycling across South Derbyshire. However, it is assumed that this allocation will be in accordance with Policy BNE1 Design Excellence, which requires developments to provide adequate space for waste storage and collection. As the loss of greenfield land/Grade 3 agricultural land cannot be mitigated, a potential significant negative effect is identified.</p>	Yes	Policy BNE1 Design Excellence will require developments to provide adequate space for waste storage and collection.	Loss of greenfield land and Grade 3 agricultural land cannot be mitigated. A detailed agricultural land assessment should be undertaken in order to identify more accurately what the agricultural classification grade is on development sites	
<p><b>5012 Pollution</b> To minimise water, air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions.</p>	<ul style="list-style-type: none"> <li>Will it contribute to improvements in water quality in the District?</li> <li>Will it avoid increasing noise levels locally or introducing incompatible uses into an already noisy location?</li> <li>Will it avoid deterioration in air quality within the District?</li> <li>Will it reduce light pollution on sensitive receptors by keeping external lighting to the minimum required for safety and security?</li> </ul>	Yes	1	0	0	N/A	N/A	N/A	N/A	N/A	Uncertain	<p>The site currently experiences high noise pollution and some light pollution. It is likely that development at this scale will increase both noise and light pollution. The A40 is located adjacent to the site and could be a source of noise and air pollution. It is likely that development at this scale will increase air pollution in South Derbyshire, as well as in Derby City as residents may commute into the city for work. The site does not lie within the River Mease natural neutral zone or any groundwater protection zones. Policy SD1 Amenity and Environmental Quality will require developments to consider the need for a strategic buffer in order to mitigate noise and light pollution. The development should also be required to implement noise and light mitigation measures, although it is not clear whether all potential effects can be minimised through mitigation. Therefore, an uncertain effect is identified.</p>	Yes	Policy SD1 Amenity and Environmental Quality will require developments to consider the need for a strategic buffer in order to mitigate noise and light pollution.	The development should be required to implement noise and light mitigation measures.	
<p><b>5013 Contributions to Climate Change</b> To reduce the District's contribution towards the emission of climate change gases.</p>	<ul style="list-style-type: none"> <li>Will it provide opportunities to access local services and facilities by public transport walking or cycling?</li> <li>Will it support the delivery of renewable energy capacity (including small scale or community energy projects)?</li> <li>Will it support the shift toward usage of electric and ultra-low emissions vehicles?</li> </ul>	Yes	1	0	0	N/A	N/A	N/A	N/A	N/A	Neutral	<p>The site is not located near to an existing EV charger, however, mitigation will be provided by Policy INF2 Sustainable Transport which will require the development to include EV chargers. The location of the site (near to Derby City) may assist in the development of heat networks, providing low carbon heating for future residents. Policy STRA1 Infinity Garden Village Mixed Use Allocation requires the development of bus routes and bus stops throughout the site, encouraging residents to utilise public transport. The policy also makes provision for the development of pedestrian and cycle routes across the site and wider District, in order to allow residents access to local facilities/services in town/village centres via active travel methods. Small developments to support these routes (e.g. changing rooms) are also provisioned for. Therefore, a neutral effect is identified.</p>	No	Policy INF2 Sustainable Transport will require developments to make provision for EV chargers.		The site should be built to low-carbon standards with high levels of energy efficiency and small scale energy generation technologies (e.g. heat source pumps, solar PV) as well as heat networks being promoted where possible.
<p><b>5014 Adaptation to Climate Change</b> To manage the effects of climate change including flood risk, reduced water availability and overheating.</p>	<ul style="list-style-type: none"> <li>Will it minimise flood risk?</li> <li>Will it include provision of sustainable urban drainage which mimic natural drainage patterns?</li> <li>Will it contribute towards sustainable water use?</li> </ul>	Yes	1	1	0	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Minor Negative	<p>The site lies partly within Flood Zone 3 and within 1000m of a watercourse, which may place development on the site at risk of flooding. However, mitigation will be provided by Policy SD2 Flood Risk and Policy STRA1 Infinity Garden Village Mixed Use Allocation which will require the strategic site to ensure that vulnerable development is wholly located within Flood Zone 1, as well as incorporate flood risk mitigation (SuDs). Although this won't eradicate flood risk, it will reduce the likelihood of a flood risk event taking place. Therefore, as the site is still at risk of flood events following policy mitigation, a potential minor negative effect is identified.</p>	No	Policy SD2 Flood Risk will require developments to incorporate flood risk mitigation, such as SuDs.		
<p><b>5015 Townscape and Historic Environment</b> To conserve and enhance the townscape, historic environment, heritage assets (including known and unknown archaeological sites) and their settings.</p>	<ul style="list-style-type: none"> <li>Will it protect and enhance the condition and setting of historic, cultural, architectural and archaeological features in South Derbyshire?</li> <li>Does it improve the quality of the built environment, and respect and protect existing townscape character?</li> <li>Will it improve access to, and understanding of, the District's historic and cultural assets for enjoyment and educational purposes?</li> </ul>	Yes	0	0	0	N/A	N/A	N/A	N/A	N/A	Neutral	<p>The site is not within close proximity to any designated heritage assets. Therefore, a neutral effect is identified.</p>	No			
<p><b>5016 Landscape</b> To conserve and enhance the District's landscape character.</p>	<ul style="list-style-type: none"> <li>Does it respect and protect existing landscape character?</li> <li>Will it protect sensitive landscapes including those within the World Heritage Site or its buffer or Special Landscape Areas?</li> <li>Will it safeguard landscape features such as hedgerows?</li> <li>Will it avoid intrusion into the greenbelt?</li> </ul>	Yes	0	0	0	N/A	N/A	N/A	N/A	N/A	Neutral	<p>The site does not lie within the Green Belt or any areas of multiple environmental sensitivity. Policy STRA1 Infinity Garden Village Mixed Use Allocation requires the development of green infrastructure, including the continuation of green wedges from Derby City. This policy mitigation should subsequently avoid the 'trapping in' of current green wedges. The development will still lead to the loss of greenfield land however, which will cause alterations to the landscape. Therefore, a neutral effect is identified.</p>	Yes		Loss of greenfield land cannot be mitigated.	



Site Name	STRA2: Land South Mickleover
Site Address	Land South of Mickleover
Town/Locality	Burnaston
Est Housing Yield/Employment Space	2600 homes
Site Area (ha)	200
Site Description	The site suggests the provision of: - Provision of Gypsy and Traveller pitches - A new local centre (including retail facilities) - A primary school - A secondary school - A sports hub - Financial contributions towards a secondary school and healthcare
Greenfield/Brownfield	Greenfield
Assumptions Made	This allocation will be implemented alongside the policies set out in the South Derbyshire Local Plan Part 1.
Policy Name	Policy STRA2: Land South of Mickleover
Policy Description	The Strategic Allocation identified as Land South of Mickleover lies adjacent to the administrative boundary of Derby City. The site is near Mickleover within Derby City and development of the redline boundary of the principal site adjoins the existing housing development within South Derbyshire at the former Pastures Hospital site. The site can deliver significant green infrastructure including the provision of a Country Park which will aim to achieve Green Flag status. Housing and built infrastructure development will be restricted to the northeast, east and south of the principal site and the Country Park will predominantly be located within the north and west of the site to preserve the setting of the pasture hospital site and the associated heritage assets.

SA Framework		GIS Inputs					SA Policy Assessment									
SA objective	SA sub-objective	GIS Data Available?	R	A	G	Direct/Indirect	Magnitude	Duration	Spatial Extent	Permanence/Reversibility	Significance	Description of potential effects	Potential for cumulative effects?	Policy Mitigation	Mitigation Recommendations	Enhancement Recommendation
<b>501 Biodiversity</b> To safeguard and enhance biodiversity (including BAP habitats and species) and geodiversity through biodiversity net gain and improve connectivity between, and access to, green spaces and functional habitats.	<ul style="list-style-type: none"> <li>Will it conserve and enhance natural or semi natural habitats including internationally, nationally and locally designated wildlife sites, or create new wildlife habitats?</li> <li>Will it protect BAP or protected species and contribute to the delivery of new, or safeguard existing BAP priority species and habitats?</li> <li>Will it protect sites of geological importance?</li> </ul>	Yes	3	1	5	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Significant Positive	There are no internationally designated/BAP species or habitats located on or near to this site, nor are there any locally designated wildlife sites nearby. The site is within 12m of a number of TPOs. However as this allocation works alongside Policy BNE3 Biodiversity, which requires development to avoid any adverse impact on sites of nature conservation value, as well as deliver a minimum of 10% BNG, it is very unlikely that these will be damaged or removed during development. Therefore, a potential significant positive effect is identified.	No			The development should be required to contribute to maintaining a local network of blue/green infrastructure, particularly where the site can be connected to the Derby City Green Wedge. The development should also retain as much existing vegetation as possible.
<b>502 Housing</b> To ensure everyone has access to sustainable housing, which is affordable, and meets the needs of all residents including the elderly and other vulnerable groups and will support the vitality of existing communities and settlements.	<ul style="list-style-type: none"> <li>Will it reduce the number of households waiting for accommodation or accepted as homeless?</li> <li>Will it increase the number and mix of housing?</li> <li>Will it improve the suitability of new homes for older and disabled people?</li> <li>Will it provide affordable housing for those unable to access market housing?</li> <li>Will it meet the needs of the travelling community and show people?</li> <li>Will it secure infrastructure or community facilities?</li> </ul>	Yes	0	0	1	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Significant Positive	The site will provide up to 2600 dwellings. It is assumed that this allocation works will be delivered in accordance with Policy H10 Affordable Housing, which requires developments within 10 or more dwellings to provide 40% of the gross number of dwellings in the form of 'affordable housing', and alongside Policy H19 Housing Balance and Custom/self-build, which requires developments to provide a mixed size and tenure of dwellings. Policy STRA2: Land South of Mickleover also highlights that provision will be made for Gypsy and Traveller pitches. Therefore, a potential significant positive effect is identified.	No			
<b>503 Accessibility and Health</b> To improve local accessibility to healthcare, education, employment, retail facilities and recreational resources (including open spaces and sports facilities) and enhance wellbeing, promoting healthy and sustainable lifestyles.	<ul style="list-style-type: none"> <li>Will it promote healthy lifestyles?</li> <li>Will it deliver new, or contribute to the expansion or improvement of existing open spaces, schools or healthcare facilities within reasonable walking distance?</li> <li>Will it deliver growth within reasonable walking distance to a planned or existing major employment area (SAs 'A' or 'B' centres)?</li> <li>Will it improve opportunities for active travel including walking and cycling?</li> <li>Will it deliver services or facilities on-site or elsewhere within the District?</li> </ul>	Yes	3	1	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site has good access to an existing primary school (which currently has capacity), and the development will make provision for the development of a three form entry primary school with nursery in accordance with Policy STRA2: Land South of Mickleover. Although the site has poor access to an existing secondary school, GP surgery, formal and informal recreation and employment site, the development will provide retail and community facilities, a sports hub and open space. The site will also provide financial contributions to healthcare provision and secondary education. It can therefore be assumed that some infrastructure to support growth will be delivered alongside development, in line with Policy INF1 and Policy STRA2: Land South of Mickleover. Therefore, a potential minor positive effect is identified.	Yes			
<b>504 Quality of Life</b> To create safe and attractive places which contribute towards quality of life and community cohesion.	<ul style="list-style-type: none"> <li>Will it contribute towards reducing crime or fear of crime?</li> <li>Will it provide attractive places which provide opportunities for communities to mix and meet?</li> </ul>	No				N/A	N/A	N/A	N/A	N/A	Neutral	It is assumed that this allocation works alongside Policy BNE3 Design Excellence, which requires development to be designed to minimise opportunities for crime and anti-social behaviour, and encourage diversity and social interaction. Therefore, a neutral effect is identified.	No		Policy BNE3 Design Excellence requires developments to be designed to minimise opportunities for crime and anti-social behaviour, and encourage diversity and social interaction.	
<b>505 Inequalities</b> Ensure all residents have equitable access to employment, education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity.	<ul style="list-style-type: none"> <li>Ensure the option / policy does not have an adverse/ discriminatory impact on protected characteristics/ equality groups?</li> <li>Will it narrow the inequality gap between the richest and poorest in the District?</li> <li>Will it reduce inequalities associated with deprivation across the District?</li> </ul>	Yes	0	0	1	N/A	N/A	N/A	N/A	N/A	Neutral	This site is within a low IMD deprivation area. However, development of this site alone will not necessarily reduce the gap between the richest and poorest in the District. Therefore, a neutral effect is identified.	No			
<b>506 Economy</b> To deliver growth in key employment sectors and support the creation of new and retention of existing businesses in urban and rural areas.	<ul style="list-style-type: none"> <li>Will it encourage the creation of new businesses and existing businesses to grow?</li> <li>Will it encourage economic diversification?</li> <li>Will it help support and encourage the growth of the local economy (including in rural areas)?</li> <li>Will it support the enhancement of the District's tourism and cultural offer?</li> </ul>	Yes	0	0	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	The site will deliver between 5-10ha of employment space. Development here could also indirectly support existing businesses within Frident local centre and Derby City. Therefore, a potential significant positive effect is identified.	Yes			
<b>507 Employment</b> To create greater employment opportunities and higher value jobs across the whole District.	<ul style="list-style-type: none"> <li>Will it help to improve skills levels and access to training within the District?</li> <li>Will it reduce unemployment rates overall and reduce disparities which exist across different parts of the District?</li> </ul>	Yes	0	0	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Positive	The site will deliver between 5-10ha of employment space, and is located around 3.5km from a large employment site (the Toyota manufacturing site). The site will also be located around 2km from the East Midlands Intermodal Park once built. There will subsequently be a large number of employment opportunities both on- and off-site nearby for residents. Therefore, a potential significant positive effect is identified.	No			
<b>508 Infrastructure</b> To deliver improved infrastructure to support growth and economic competitiveness of urban and rural businesses and communities.	<ul style="list-style-type: none"> <li>Will it minimise the impact of traffic congestion on the strategic and local road network through the delivery of new or enhanced transport infrastructure?</li> <li>Will it provide opportunities to access key services, including doctor's surgeries, education facilities, employment and town, local or village centres by means other than car?</li> <li>Will it make the best use of other infrastructure which serves new development?</li> </ul>	No	3	1	1	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site is not located near to existing infrastructure with the nearest secondary school (with capacity) being 3km walking distance, and the nearest GP surgery, existing employment site, and formal and informal recreation sites being over 800m walking distance. Although the site has poor access to an existing secondary school, GP surgery, formal and informal recreation and employment site, the development will be required to make provision for retail and community facilities, a sports hub and open space. The development will also provide financial contributions to healthcare provision and secondary education. New access points to the site will be developed in order to ease road traffic pressure. It can therefore be assumed that some infrastructure to support growth will be delivered alongside development, in line with Policy INF1 and Policy STRA2: Land South of Mickleover. Therefore, a potential minor positive effect is identified.	No			

<p><b>509 Sustainable Travel</b> To promote sustainable travel habits including walking, cycling and public transport (bus and rail) usage.</p>	<ul style="list-style-type: none"> <li>• Will it reduce journey lengths and times?</li> <li>• Will it maximise opportunities for walking and cycling?</li> <li>• Will it maximise opportunities to access public transport provision?</li> </ul>	Yes	3	0	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Minor Positive	The site currently lies within an acceptable distance to an existing bus stop, and to existing cycle routes. The site is more than 800m from a train station however. Policy INF1 highlights that new development will only be permitted if necessary infrastructure (both on- and off-site) is already in place, this includes the provision and improvement of transport infrastructure. Policy STRA2: Land South of Mickleover requires the provision of new and upgraded pedestrian and cycle routes, and small developments to support these routes (e.g. changing rooms). This policy also requires the development of bus routes and bus stops throughout the site. These policies should subsequently improve travel across the site, as well as into the rest of South Derbyshire and Derby City. It can therefore be determined that infrastructure to support growth will be delivered alongside development. Therefore, a potential minor positive effect is identified.	No		
<p><b>5010 Town and Village Centres</b> To ensure that town and village centres are vibrant and viable.</p>	<ul style="list-style-type: none"> <li>• Will it improve existing shopping facilities within town and village centres?</li> <li>• Will it help safeguard existing town and village centres?</li> </ul>	Yes	1	0	0	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Minor Negative	The site is not located within or adjacent to a town or village centre (it is located on the edge of Derby City, and around 1.5km from the village of Frinders). The development of a new local centre within the site would provide local facilities for new residents, enabling some self containment. These facilities would not be designed to provide facilities for the wider area but residents may not support existing town and village centres. Therefore, a potential minor negative effect is identified.	No		Development proposals could be accompanied by an assessment of the impact of the development on the local economy.
<p><b>5011 Resources</b> To minimise waste and ensure the sustainable use and protection of natural resources including greenfield land, soil and minerals resources.</p>	<ul style="list-style-type: none"> <li>• Will it enhance opportunities for increased levels of recycling in the District?</li> <li>• Will it improve or remediate contaminated land or reuse previously developed land which has not been restored?</li> <li>• Will it protect Best and Most Versatile (BMV) Agricultural Land?</li> <li>• Will it avoid the sterilisation of minerals resources?</li> </ul>	Yes	1	2	2	Direct	Low	Medium/Long	Localised	Permanent/irreversible	Significant Negative	This site is located on grade 3 agricultural land; development will subsequently lead to the irreversible loss of greenfield land, and soils considered as the 'best and most versatile'. The site does not lie within a sand and gravel mineral safeguarding zone or a historic landfill site. The development of this site in isolation will likely have no influence on the levels of recycling across South Derbyshire. However, Policy BNE1 Design Excellence, will require developments to provide adequate space for waste storage and collection. Therefore, as the loss of greenfield land/grade 3 agricultural land cannot be mitigated, a potential significant negative effect is identified.	Yes	Policy BNE1 Design Excellence will require developments to provide adequate space for waste storage and collection.	Loss of greenfield land and Grade 3 agricultural land cannot be mitigated. A detailed agricultural land assessment should be undertaken in order to identify more accurately what the agricultural classification grade is on development sites
<p><b>5012 Pollution</b> To minimise water, air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions.</p>	<ul style="list-style-type: none"> <li>• Will it contribute to improvements in water quality in the District?</li> <li>• Will it avoid increasing noise levels locally or introducing incompatible uses into an already noisy location?</li> <li>• Will it avoid deterioration in air quality within the District?</li> <li>• Will it reduce light pollution on sensitive receptors by keeping external lighting to the minimum required for safety and security?</li> </ul>	Yes	1	3	0	N/A	N/A	N/A	N/A	N/A	Uncertain	The site currently experiences high noise pollution and some light pollution. It is likely that development at this scale will increase both noise and light pollution. The A38 and A516 are located adjacent to the site and these could be sources of air and noise pollution. It is likely that development at this scale will increase air pollution in South Derbyshire, as well as in Derby City as residents may commute into the city for work. Policy STRA2: Land South of Mickleover requires noise mitigation to be implemented in relation to the A38 and A516. Policy SD3 Amenity and Environmental Quality will require developments to consider the need for a strategic buffer in order to mitigate noise and light pollution. The development should be required to implement light mitigation measures as well. It is not clear whether all potential effects can be mitigated through mitigation. Therefore, an uncertain effect is identified.	Yes	Policy SD3 Amenity and Environmental Quality will require developments to consider the need for a strategic buffer in order to mitigate noise and light pollution.	The site should be required to implement noise and light mitigation measures.
<p><b>5013 Contributions to Climate Change</b> To reduce the District's contribution towards the emission of climate change gases.</p>	<ul style="list-style-type: none"> <li>• Will it provide opportunities to access local services and facilities by public transport walking or cycling?</li> <li>• Will it support the delivery of renewable energy capacity (including small scale or community energy projects)?</li> <li>• Will it support the shift toward usage of electric and ultralow emissions vehicles?</li> </ul>	Yes	0	1	0	N/A	N/A	N/A	N/A	N/A	Neutral	The site is within 600m from an EV charger and Policy INF2 Sustainable Transport will require the development to make provision for EV chargers. Additionally, the job location (near to Derby City) may assist in the development of heat networks incorporating new homes, providing low carbon heating for future residents. Therefore, a neutral effect is identified.	No	Policy INF2 Sustainable Transport will require developments to make provision for EV chargers.	The site should be built to low carbon standards with high levels of energy efficiency and small scale energy generation technologies (e.g. heat source pumps, solar PV) as well as heat networks being promoted where possible.
<p><b>5014 Adaptation to Climate Change</b> To manage the effects of climate change including flood risk, reduced water availability and overheating.</p>	<ul style="list-style-type: none"> <li>• Will it minimise flood risk?</li> <li>• Will it include provision of sustainable urban drainage which mimic natural drainage patterns?</li> <li>• Will it contribute towards sustainable water use?</li> </ul>	Yes	0	2	0	Direct	Medium	Medium/Long	Localised	Permanent/irreversible	Minor Negative	Part of the site lies within Flood Zone 2 and within 1000m of a watercourse, which may place development on the site at risk of flooding. However, mitigation will be provided by Policy SD2 Flood Risk, which will require the site to incorporate flood risk mitigation, such as SuDs. Although this won't eradicate flood risk, it will reduce the likelihood of a flood risk event taking place. Therefore, as the site is still at risk of flood events following policy mitigation, a potential minor negative effect is identified.	No	Policy SD2 Flood Risk will require developments to incorporate flood risk mitigation, such as SuDs. Strategic Allocation Policy 2: Land South of Mickleover requires that more vulnerable development is located wholly within flood zone 1.	
<p><b>5015 Townscape and Historic Environment</b> To conserve and enhance the townscape, historic environment, heritage assets (including known and unknown archaeological sites) and their settings.</p>	<ul style="list-style-type: none"> <li>• Will it protect and enhance the condition and setting of historic, cultural, architectural and archaeological features in South Derbyshire?</li> <li>• Does it improve the quality of the built environment, and respect and protect existing townscape character?</li> <li>• Will it improve access to, and understanding of, the District's historic and cultural assets for enjoyment and educational purposes?</li> </ul>	Yes	0	0	0	N/A	N/A	N/A	N/A	N/A	Neutral	The site is not within close proximity to any designated heritage assets. Therefore, a neutral effect is identified.	No		
<p><b>5016 Landscape</b> To conserve and enhance the District's landscape character.</p>	<ul style="list-style-type: none"> <li>• Does it respect and protect existing landscape character?</li> <li>• Will it protect sensitive landscapes including those within the World Heritage Site or its buffer or Special Landscape Areas?</li> <li>• Will it safeguard landscape features such as hedgerows?</li> <li>• Will it avoid intrusion into the greenbelt?</li> </ul>	Yes	0	0	0	N/A	N/A	N/A	N/A	N/A	Uncertain	The site contributes towards protecting landscape character and sensitive landscapes as it does not lie within the Green Belt or any areas of multiple environmental sensitivity. However, the development of this site could lead to the 'trapping in' of current green wedges within Derby City, cutting these greenfield land areas off from the surrounding open land. Development could alter the current landscape character, both within South Derbyshire and Derby City. The development should provide a network of green infrastructure linked to existing green wedges within Derby City where possible. It is not clear whether all potential effects on landscape character can be minimised through mitigation. Therefore, an uncertain effect is identified.	Yes	Policy BNE4 Landscape Character and Local Distinctiveness will require developments to conserve local distinctiveness, retain landscape features (e.g., hedgerows) and offset any damage to landscape features.	The development should link to existing green wedges within Derby City, in order to maintain a network of green infrastructure.