



South Derbyshire Local Plan Sustainability Appraisal

Regulation 19 Addendum: Proposed Modifications - Sustainability Appraisal Report

South Derbyshire District Council

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Basis of Report

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Executive Summary

This Sustainability Appraisal (SA) of the Regulation 19 Addendum: Proposed Modifications to the draft South Derbyshire Local Plan Part 1 Review (Publication Version) has been commissioned by South Derbyshire District Council (SDDC). SDDC is reviewing Part 1 of the Local Plan which was adopted in 2016. The draft Local Plan Part 1 Review is anticipated to be submitted for Examination in Public in 2026 and has a proposed end date of 2042.

The draft Local Plan Part 1 Review has been amended to reflect modifications proposed by the Council in response to representations received during the formal Regulation 19 consultation on the Publication Version of the plan and additional evidence including Transport Modelling and plan-wide viability assessment. As the Local Plan is being prepared for submission, the 2024 National Planning Policy Framework (NPPF) transition arrangements will apply as the housing requirement figure in the Local Plan at 763 dwellings per year significantly exceeds the 80% minimum requirement. The draft Local Plan Part 1 Review has been produced prior to the introduction of the National Development Management Policies (NDMP). SDDC will update the evidence base of the Local Plan Part 1 Review as required and will continue to participate in the Derby HMA group.

A number of policies within the extant Part 1 Local Plan have been reviewed and amended by SDDC and have been subject to assessment through the SA.

An SA Report was published alongside a Regulation 19 Draft Local Plan Part 1 Review (Publication Version) for consultation from 10th March and 25th April 2025. Following consultation, comments have been reviewed and modifications made in response to comments where appropriate. The modifications have been screened and modifications which are significant to the SA identified. Relevant assessments have been amended. Consultation comments received in relation to the SA have also been reviewed and alterations made to the SA where appropriate. The sustainability performance has not changed as a result of the proposed modifications. This SA Report accompanies the Addendum: Proposed Modifications to the Local Plan Part 1 Regulation 19 Publication Version.

No reasonable alternatives to the amended Local Plan Part 1 Review policies have been identified. Reasonable alternatives to the spatial strategy, strategic sites and employment allocations have been identified and assessed.

The spatial strategy alternatives tested through the SA are:

- **Option A (Preferred Option):** 100% Derby Fringe and two Strategic Allocations (identified in **Section 6.3.5**);
- **Option B:** 0% Derby Fringe, 100% Swadlincote and Key Service Villages (equal split between all);
- **Option C:** 0% Derby Fringe, 50% Swadlincote and 50% Key Service Villages;
- **Option D:** 0% Derby Fringe, 40% Swadlincote, 40% split between Key Service Villages and 20% other local service villages; and
- **Option E:** 50% Derby Fringe, 50% equal dispersion Swadlincote and Key Service Villages.



Four strategic site options – informed by previous work on the scale and distribution of housing need for the Derby HMA - have also been assessed through SA. These are as follows:

- Site 1 - Infinity Garden Village;
- Site 2 - Thulston Fields;
- Site 3 - Land South of Mickleover; and
- Site 4 - South of Littleover.

Two of the strategic site options have been chosen by the Council as preferred options (Site 1 and Site 3) for inclusion within the Local Plan Part 1 Review. New policies for these strategic sites, alongside a policy for the former Drakelow Power Station, have been developed for inclusion within the draft Local Plan Part 1 Review (Regulation 19). These are:

- Policy STRA1: Infinity Garden Village Mixed Use Allocation;
- Policy STRA2: Land South of Mickleover; and
- Policy STRA3: Former Drakelow Power Station.

Policy FLG1: South of Mackworth will also be delivered as a strategic site, following amendment of the policy to deliver housing within the plan period as opposed to post plan period.

Fourteen employment allocation sites (including preferred and alternative sites) have been tested. The chosen options for employment allocations are site STRA3: Former Drakelow Power Station and the inclusion of employment uses within strategic sites STRA1: Infinity Garden Village Mixed Use Allocation and STRA2: Land South of Mickleover.

The amended policies subject to SA and included within the Draft Local Plan Part 1 Review (Regulation 19 Proposed Modifications) are listed below. Policy FLG1 is the only new policy since Regulation 18. These policies have all been subject to SA:

- Policy STRA1: Infinity Garden Village;
- Policy STRA2: Land South of Mickleover;
- Policy STRA3: Former Drakelow Power Station;
- Policy FLG1: Future Location of Growth South of Mackworth (amended policy to deliver housing within the plan period as opposed to post plan period);
- Policy S1: Sustainable Growth Strategy;
- Policy S4: Housing Strategy;
- Policy S5: Employment Land Strategy;
- Policy H22: Gypsies and Travellers and for Travelling Showpeople;
- Policy E1: Strategic Employment Land Allocation;
- Policy E3: Existing Employment Areas;
- Policy SD3: Sustainable Water Supply, Drainage and Sewerage Infrastructure;



- Policy SD4: Contaminated Land and Mining Legacy;
- Policy BNE1: Design Excellence;
- Policy BNE2: Heritage Assets;
- Policy BNE3: Biodiversity;
- Policy INF2: Sustainable Transport;
- Policy INF3: Strategic Rail freight Interchange/ Freeport;
- Policy INF7: Blue and Green Infrastructure;
- Policy INF8: The National Forest;
- Policy INF9: Open Space, Sport and Recreation; and
- Policy INF10: Tourism Development.

This SA Report and the Addendum: Proposed Modifications to the Regulation 19 Publication Version of the Local Plan Part 1 Review will be consulted on in May/June 2026, prior to submission to the Secretary of State for Examination in Public later in 2026.



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Appendix F: Spatial Options Assessment

Appendix G: Employment Site Options Assessment



Glossary

Development Plan	The statutory framework for planning decisions, comprising the Development Plan Documents prepared by local planning authorities (this includes County Council, District Councils).
DPD (Development Plan Document)	A document containing local planning policies or proposals which form part of the Development Plan, which has been subject to independent examination.
In Combination Effects	Where policies, plans or projects affecting the same area might affect European sites in combination with each other.
LDD (Local Development Document)	The main group of documents within the LDF, comprising Development Plan Documents and Supplementary Planning Documents.
Local Plan	The Local Plan forms part of the statutory development plan for the District and informs decisions on planning applications.
NPPF (National Planning Policy Framework)	Published in December 2023, the National Planning Policy Framework (NPPF) sets out the Government planning policies for England and how these are expected to be applied. The NPPF is supported by the National Planning Practice Guidance (NPPG).
Proposals/Policies Map	A map accompanying the LDF showing areas of protection and identifying locations for land use and development proposals included in the adopted Development Plan Documents.
SA (Sustainability Appraisal)	A systematic process required by the Planning and Compulsory Purchase Act 2004 and incorporating the requirements of the SEA Directive, aimed at appraising the social, environmental and economic effects of plan strategies and policies and ensuring that they accord with the objectives of sustainable development.
SEA (Strategic Environmental Assessment)	A process required by EU Directive 2001/42/EC (known as the SEA Directive) and the SEA Regulations (Statutory Instrument No. 1633) for the formal assessment of certain plans and programmes which are likely to have significant effects on the environment.



1.0 Introduction

1.1 Background

South Derbyshire District Council is reviewing the Part 1 Local Plan which was adopted in 2016. The draft Local Plan Part 1 Review is anticipated to be submitted for Examination in Public in 2026 and has a proposed end date of 2042.

SLR Consulting Ltd has been commissioned to undertake Sustainability Appraisal (SA) of the draft Local Plan Part 1 Review which is currently in the Stage D Preparing the SA Report (see **Figure 2-1**).

Development Plan Documents (DPD) must be subject to a SA incorporating the requirements of the Strategic Environment Assessment (SEA) Regulations¹.

This SA Report relates to the to the Regulation 19² Proposed Modifications Local Plan Part 1 Review.

1.2 This Document

The remaining sections of this document are structured as follows:

- **Section 2: Approach to the SA** describes the methodology and approach to the SA;
- **Section 3: The Scope and Content of the proposed modifications to the draft Local Plan Part 1 Review (Publication Version)** and sets out its vision and objectives;
- **Section 4: Review of Other Programmes and Plans** describes the context of SA. This section is supported by **Appendix A**;
- **Section 5: Summary of Baseline Data** including key sustainability issues, data gaps and future evolution of the baseline. This section is supported by **Appendix B**;
- **Section 6: Alternatives** to the preferred policies considered and discusses their performance. This section is supported by **Appendices C, D, F and G**;
- **Section 7: Assessment of the Draft Local Plan Preferred Policies** presents the potential significant effects of the preferred options for the strategic allocations and policies proposed policies of the proposed modifications to the draft Local Plan Part 1 Review (Publication Version) and discusses their performance. This section is supported by **Appendix E**;
- **Section 8: Habitats Regulations Assessment** presents a summary of this parallel assessment;
- **Section 9: Potential Cumulative Effects** describes cumulative effects which may arise from the preferred options and policies of the draft Local Plan Part 1 Review, the policies and allocations within the Local Plan which have not

¹ as set out in the Planning Practice Guidance (updated 2019).

² Town and Country Planning (Local Development) (England) Regulations 2012



been reviewed, the local plans of neighbouring Districts and Boroughs, as well as projects occurring in and around South Derbyshire;

- **Section 9: Mitigation Measures** presents the measures put forward to offset potential significant negative and uncertain effects of the preferred draft Local Plan Part 1 Review policies and strategic sites to improve their sustainability performance;
- **Section 10: Proposed Monitoring Arrangements** sets out draft indicators for monitoring the potential significant negative and uncertain effects of the Local Plan; and
- **Section 11: Next Steps** sets out the next activities in the SA and Local Plan Part 1 Review.

1.3 Sustainability Appraisal and Strategic Environmental Assessment

A SA of DPDs is required under Section 19 of the Planning and Compulsory Purchase Act 2004. The National Planning Policy Framework (NPPF) (December 2024) also requires SA of Local Plans.

The SA must incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). The SEA Regulations transpose the SEA Directive (2001/42/EC) into English law and applies to a range of plans and programmes, including DPDs. The purpose of the SEA Directive is to ensure a high level of environmental protection, and to integrate the consideration of the environment into the preparation and adoption of plans, with a view to promoting sustainable development. Within the context of local planning in England, it is accepted practice to integrate the requirements of SA and SEA into a single assessment process as set out in the Planning Practice Guidance (updated 2020).

SA assesses the significant environmental, social and economic effects of the Local Plan, the “reasonable” alternatives to the Plan’s strategy, policies and proposals, and the reasons for discounting alternatives. The SA ‘testing’ of the DPD policies and their reasonable alternatives will help to develop the most sustainable policies and proposals as an integral part of the plan’s development.

Guidance for SA sets out an objectives-led, staged process. The Local Plan objectives, policies and development sites are appraised against a set of objectives to identify whether there is the potential for significant effects (either positive or negative) and recommendations are proposed to mitigate any significant adverse and uncertain effects.

1.4 Habitats Regulations Assessment

In the UK, the Habitats Directive (92/43/EEC) has been transposed into domestic legislation as the Habitats Regulations 2010 which requires an assessment of any plans which are likely to have a significant effect on any protected Habitat Sites, i.e. Special Areas of Conservation (SACs), Special Protection Areas (SPAs). This is commonly referred to as a Habitats Regulations Assessment (HRA). This requirement includes strategic plans with an impact on land use. Ramsar wetland sites are also included in HRA.



An HRA screening exercise was undertaken as part of the Regulation 19 draft Local Plan Part 1 Review to determine if the preferred options (either in isolation and/or in combination with other plans or projects) would generate an adverse impact upon the integrity of a Habitat Site, in terms of its conservation objectives and qualifying interests. The findings of the HRA Report are summarised in **Section 11**. The HRA Report has been updated to reflect the proposed modifications to the Regulation 19 Local Plan Part 1 Review (Publication Version).

1.5 How to Comment on this Document

This SA Report and proposed modifications to the Regulation 19 Local Plan Part 1 Review (Publication Version) will be consulted on in May/June 2026, prior to submission to the Secretary of State for Examination in Public later in 2026.

The consultation period will run from **Tuesday 5th May 2026 until 5pm on Tuesday 16th June 2026**.

How to comment:

Please provide responses by 5pm on TUESDAY 16TH JUNE 2026.

Responses can be made online via the following link:

[Bitly | bit.ly/48At9Lj](https://bit.ly/48At9Lj)

Or via the email address below:

LOCAL.PLAN@SOUTHDERBYSHIRE.GOV.UK



2.0 Approach to the SA

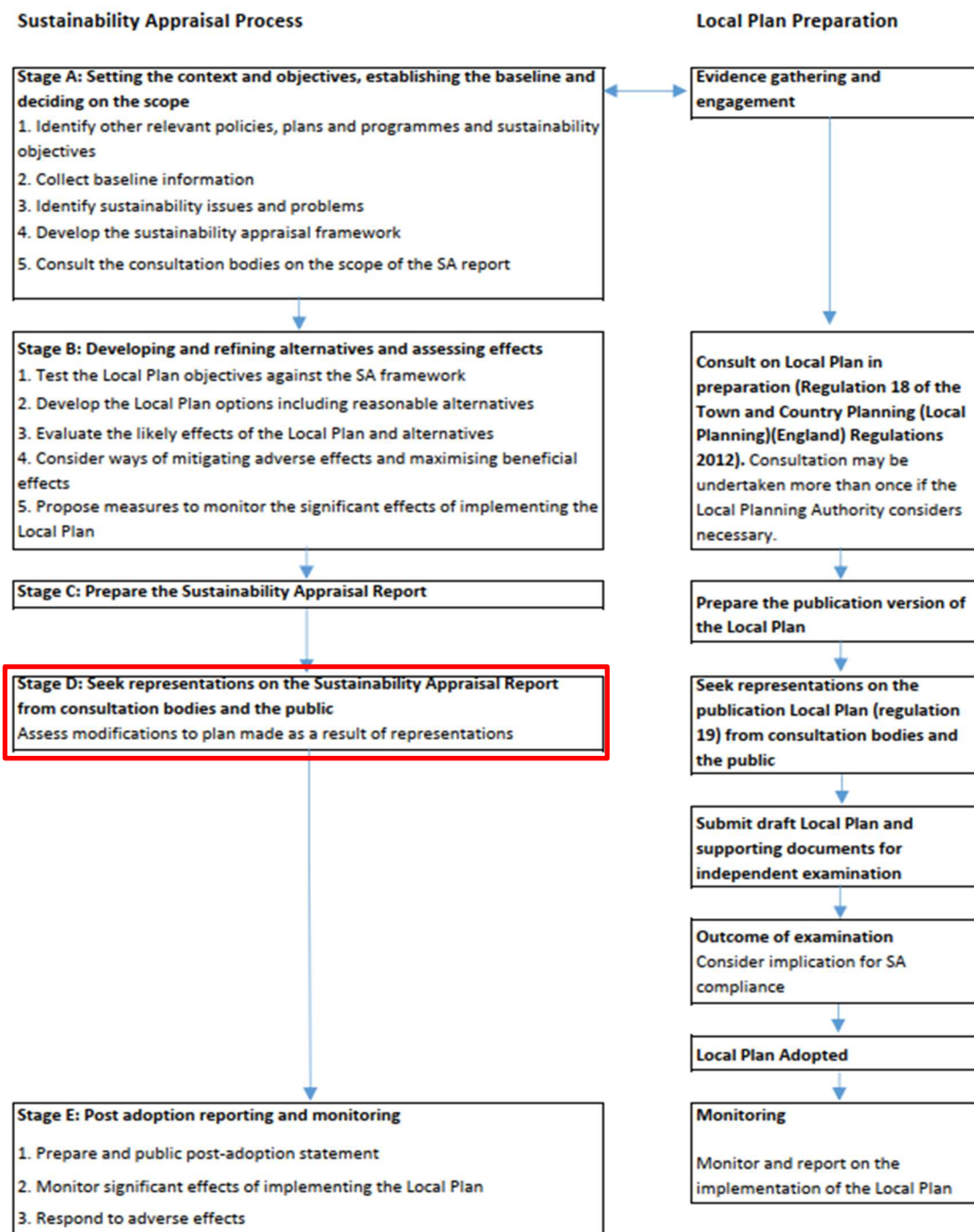
2.1 SA Processes and Requirements

The SA process is shown in **Figure 2-1**. Stage A, Scoping, was completed in 2023 following consultation with statutory consultees and other key stakeholders on a Scoping Report between 10th October 2022 and 5th December 2022.

This SA Report is prepared during Stage D of the SA process.



Figure 2-1: The SA Process



2.2 Stage A: Scoping

The purpose of the Scoping stage is to identify existing and future environmental, social, and economic issues facing South Derbyshire, based on analysis of baseline data and other relevant Policies, Plans and Programmes (PPP).



The Scoping stage has been completed. It involved the preparation of a SA Scoping Report for consultation with selected stakeholders³ in accordance with legal requirements. Within the Scoping Report a set of SA objectives were proposed within a framework which cover the SA issues identified for the District.

The Scoping Report was consulted on between 10th October 2022 and 5th December 2022 (a period of 8 weeks). The Scoping Report presented baseline information on the environmental, social and economic characteristics of the plan area, including the likely evolution of the baseline within the plan period.

The Scoping Report set out the SA Framework of objectives which was developed by SDDC using the issues identified in the baseline data and the review of PPP. The SA Framework of objectives will be used to assess the Local Plan policies, including proposed locations for new development and any reasonable alternatives, identifying the significant effects that the assessment will need to focus on.

Responses to the SA Scoping Report were received from 18 consultees. Amendments were made to the SA Framework following the consultation.

The final version of the SA Framework is shown in **Table 2-1**. This version has been updated following a review by SLR consultants, taking into account updates to the baseline data and PPP review in 2024.

The SEA Regulations set out topics which must be considered in an SEA and **Table 2-1** demonstrates where these are covered by the SA topics. These topics are also set out in the SA Framework in **Table 2-2**.

The SA Framework contains objectives and sub-objectives. The sub-objectives are used to help guide the assessment of the Local Plan, including proposed locations for new development and any reasonable alternatives. Baseline data evidence is also referred to when using the SA Framework to assess the Local Plan.

Table 2-1: Coverage of SA Topics

SA Topics	SEA Regulations Requirements
Biodiversity	Biodiversity, flora and fauna
Housing	Material Assets
Accessibility and Health	Material Assets
Quality of Life	Population
Inequalities	Population
Economy	Not required
Employment	Not required
Infrastructure	Material Assets
Sustainable Travel	Material Assets
Town and Village Centres	Material Assets
Resources	Soil

³ As a minimum this needs to include the statutory consultees which are Natural England, Historic England, and the Environment Agency



SA Topics	SEA Regulations Requirements
Pollution	Air Water
Contributions to Climate Change	Climatic Factors
Adaptation to Climate Change	Climatic Factors
Townscape and Historic Environment	Cultural heritage, including architectural and archaeological factors
Landscape	Landscape



Table 2-2: SA Framework

Sustainability Topic	Sustainability Objective	Detailed Decision-making Criteria
Biodiversity, Geodiversity, Flora and Fauna	S01 Biodiversity 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.	Will it conserve and enhance natural or semi natural habitats including internationally, nationally and locally designated wildlife sites, or create new wildlife habitats, and contribute to the creation of a network of habitats and green infrastructure in the District?
		Will it protect BAP or protected species and contribute to the delivery of new, or safeguard existing BAP priority species and habitats?
		Will it protect sites of geological importance?
Population and Human Health	S02 Housing 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.	Will it reduce the number of households waiting for accommodation or accepted as homeless?
		Will it increase the number and mix of housing?
		Will it improve the suitability of new homes for older and disabled people?
		Will it provide affordable housing for those unable to access market housing?
		Will it meet the needs of the travelling community and show people?
		Will it secure infrastructure or community facilities?
Population and Human Health	S03 Accessibility and Health 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.	Will it promote healthy lifestyles?
		Will it deliver new, or contribute to the expansion or improvement of existing open spaces, green infrastructure, schools or healthcare facilities within reasonable walking distance?
		Will it deliver growth within reasonable walking distance to a planned or existing major employment area (5ha +) or town centre?
		Will it improve opportunities for active travel including walking, wheeling and cycling?
		Will it deliver services or facilities on-site or elsewhere within the District?



Sustainability Topic	Sustainability Objective	Detailed Decision-making Criteria
Population and Human Health	S04 Quality of Life To create safe and attractive places which contribute towards quality of life and community cohesion.	Will it contribute towards reducing crime or fear of crime?
		Will it provide attractive places which provide opportunities for communities to mix and meet?
Population and Human Health	S05 Inequalities 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.	Ensure the option / policy does not have an adverse/ discriminatory impact on protected characteristics/ equality groups?
		Will it narrow the inequality gap between the richest and poorest in the District?
		Will it reduce inequalities associated with deprivation across the District?
Population and Human Health	S06 Economy To deliver growth in key employment sectors and support the creation of new and retention of existing businesses in urban and rural areas.	Will it encourage the creation of new businesses and existing businesses to grow?
		Will it encourage economic diversification?
		Will it help support and encourage the growth of the local economy (including in rural areas)?
		Will it support the enhancement of the District's tourism and cultural offer?
Population and Human Health	S07 Employment To create greater employment opportunities and higher value jobs across the whole District	Will it help to improve skills levels and access to training within the District?
		Will it reduce unemployment rates overall and reduce disparities which exist across different parts of the District?
Material Assets	S08 Infrastructure	Will it minimise the impact of traffic congestion on the strategic and local road network through the delivery of new or enhanced transport infrastructure?



Sustainability Topic	Sustainability Objective	Detailed Decision-making Criteria
	To deliver improved infrastructure to support growth and economic competitiveness of urban and rural businesses and communities.	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? Will it make the best use of other infrastructure which serves new development?
Material Assets	S09 Sustainable Travel To promote sustainable travel habits including walking, cycling and public transport (bus and rail) usage.	Will it reduce journey lengths and times? Will it maximise opportunities for walking and cycling? Will it maximise opportunities to access public transport provision?
Material Assets	S010 Town and Village Centres To ensure that town and village centres are vibrant and viable.	Will it improve existing shopping facilities within town and village centres? Will it help safeguard existing town and village centres?
Soil, Water and Air	S011 Resources To minimise waste and ensure the sustainable use and protection of natural resources including greenfield land, soil and minerals resources.	Will it enhance opportunities for increased levels of recycling in the District? Will it improve or remediate contaminated land or reuse previously developed land which has not been restored? Will it protect Best and Most Versatile (BMV) Agricultural Land? Will it avoid the sterilisation of minerals resources?
Soil, Water and Air	S012 Pollution To minimise water, air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions.	Will it contribute to improvements in water quality in the District? Will it avoid increasing noise levels locally or introducing incompatible uses into an already noisy location? Will it avoid deterioration in air quality within the District? Will it reduce light pollution on sensitive receptors by keeping external lighting to the minimum required for safety and security?



Sustainability Topic	Sustainability Objective	Detailed Decision-making Criteria
Climatic Factors	S013 Contributions to Climate Change To reduce the District’s contribution towards the emission of climate change gases.	Will it provide opportunities to access local services and facilities by public transport walking or cycling?
		Will it support the delivery of renewable energy capacity (including small scale or community energy projects)?
		Will it support the shift toward usage of electric and ultralow emissions vehicles?
Climatic Factors	S014 Adaptation to Climate Change To manage the effects of climate change including flood risk, reduced water availability and overheating.	Will it minimise flood risk?
		Will it include provision of sustainable urban drainage which mimic natural drainage patterns?
		Will it contribute towards sustainable water use?
Cultural Heritage (including Architectural and Archaeological Heritage)	S015 Townscape and Historic Environment. To conserve and enhance the townscape, historic environment, heritage assets (including known and unknown archaeological sites) and their settings.	Will it protect and enhance the condition and setting of historic, cultural, architectural and archaeological features in South Derbyshire?
		Does it improve the quality of the built environment, and respect and protect existing townscape character?
		Will it improve access to, and understanding of, the District’s historic and cultural assets for enjoyment and educational purposes?
Landscape	S016 Landscape To conserve and enhance the District’s landscape character.	Does it respect and protect existing landscape character?
		Will it protect sensitive landscapes including those within the World Heritage Site or its buffer or Special Landscape Areas?
		Will it safeguard landscape features such as hedgerows?
		Will it avoid intrusion into the greenbelt?



2.3 Stage B: Alternative Options Assessment

During Stage B, a number of reasonable alternatives were considered and subject to assessment alongside the preferred policies.

Section 6 presents the reasonable alternatives that have been considered and assessed. The options considered relate to the scale and distribution of growth, strategic sites and location of employment development.

2.3.1 What Has Been Assessed

The South Derbyshire Local Plan Part 1 Review Issues and Options consultation (2022) has informed the Local Plan Part 1 Review, with comments being received on various issues within the District, such as employment, housing, infrastructure and climate change.

The policies within the adopted Local Plan Part 1 (2016) have been reviewed by SDDC and amendments proposed in order to align with the most recent National Planning Policy Framework (NPPF) (2023), biodiversity net gain requirements and to reflect planning permissions granted and more update evidence for allocation sites. The amended policies along with some saved site allocations form the Draft Local Plan Part 1 Review (Regulation 18).

The draft Regulation 19 Local Plan Part 1 Review was amended to reflect modifications proposed by the Council in response to representations received during the formal Regulation 19 consultation on the Publication Version of the plan and additional evidence including Transport Modelling and plan-wide viability assessment. As the Local Plan was being prepared for pre-submission stage on or before 12 March 2025, the transition arrangements apply as the housing requirement figure in the Local Plan at 763 dwellings per year significantly exceeds the 80% minimum requirement. The draft Local Plan Part 1 Review has been produced prior to the introduction of the National Development Management Policies (NDMP). SDDC will update the evidence base of the Local Plan Part 1 Review as required and will continue to participate in the Derby HMA group.

An initial version of the Local Plan Regulation 18 policies was provided to the consultants dated 8 July 2024, followed by a final version on 27 August 2024. Based on this final version of the Local Plan Part 1 Review (Regulation 18), the following policies were assessed:

- Policy STRA1: Infinity Garden Village;
- Policy STRA2: Land South of Mickleover;
- Policy STRA3: Former Drakelow Power Station;
- Policy S1: Sustainable Growth Strategy;
- Policy S4: Housing Strategy;
- Policy S6: Sustainable Access;
- Policy H1: Settlement Hierarchy;
- Policy H20: Housing Balance & Custom/Self-build;
- Policy H21: Affordable Housing;



- Policy H22: Gypsies and Travellers and for Travelling Showpeople;
- Policy E1: Strategic Employment Land Allocation;
- Policy E2: Other Industrial and Business Development;
- Policy E3: Existing Employment Areas;
- Policy E6: Woodville Regeneration Area;
- Policy E7 Rural Employment Development;
- Policy SD2: Flood Risk;
- Policy SD3: Sustainable Water Supply, Drainage and Sewerage Infrastructure;
- Policy SD4: Contaminated Land and Mining Legacy;
- Policy SD6: Sustainable Energy and Power Generation;
- Policy BNE1: Design Excellence;
- Policy BNE3: Biodiversity;
- Policy BNE4: Landscape Character and Local Distinctiveness;
- Policy INF1: Infrastructure and Developer Contributions;
- Policy INF2: Sustainable Transport;
- Policy INF3: Strategic Rail freight Interchange/ Freeport;
- Policy INF4: Transport Infrastructure Improvement Schemes;
- Policy INF5: East Midlands Airport;
- Policy INF6: Community Facilities;
- Policy INF7: Blue and Green Infrastructure;
- Policy INF8: The National Forest; and
- Policy INF10: Tourism Development.

An initial version of the Local Plan Regulation 19 modified policies was provided to the consultants dated 17 February 2025, followed by a final version on 20 February 2025. Based on this final version of the Local Plan Part 1 Review (Regulation 19), the following policies were either reassessed, or assessed for the first time:

- Policy STRA1: Infinity Garden Village;
- Policy STRA2: Land South of Mickleover;
- Policy STRA3: Former Drakelow Power Station;
- Policy FLG1: Future Location of Growth South of Mackworth (amended policy to deliver housing within the plan period as opposed to post plan period);
- Policy S1: Sustainable Growth Strategy;
- Policy S4: Housing Strategy;
- Policy S5: Employment Land Strategy;



- Policy H22: Gypsies and Travellers and for Travelling Showpeople;
- Policy E1: Strategic Employment Land Allocation;
- Policy E3: Existing Employment Areas;
- Policy SD3: Sustainable Water Supply, Drainage and Sewerage Infrastructure;
- Policy SD4: Contaminated Land and Mining Legacy;
- Policy BNE1: Design Excellence;
- Policy BNE2: Heritage Assets;
- Policy BNE3: Biodiversity;
- Policy INF2: Sustainable Transport;
- Policy INF3: Strategic Rail freight Interchange/ Freeport;
- Policy INF7: Blue and Green Infrastructure;
- Policy INF8: The National Forest;
- Policy INF9: Open Space, Sport and Recreation; and
- Policy INF10: Tourism Development.

A number of saved policies have not been assessed in this SA as they were subject to SA through the extant Local Plan development and no changes to policy content have been made as a result of the Local Plan Part 1 Review. These are:

- Policy S3: Environmental Performance;
- Policy S7: Retail;
- Policy S8: Green Belt;
- Policy SD1: Amenity and Environmental Quality; and
- Policy SD5: Minerals Safeguarding.

Similarly, saved policies relating to allocation sites have not been assessed but have been considered for potential cumulative effects. These are:

- Policy H2: Land north of William Nadin Way, Swadlincote;
- Policy H3: Land at Church Street, Church Gresley;
- Policy H4: Land at Broomy Farm, Woodville;
- Policy H6: Drakelow Park;
- Policy H7: Land at Hilton Depot, Hilton;
- Policy H11: Land north east of Hatton;
- Policy H13: Boulton Moor (South East of Derby);
- Policy H15: Wragley Way (South of Derby);
- Policy H16: Primula Way, Sunny Hill;
- Policy H18: Hackwood Farm, Mickleover; and



- Policy H19: Land West of Mickleover.

Some policies within the extant Local Plan Part 1 have been removed following the review because they are either sufficiently covered by the NPPF, amalgamated into another policy, or are allocations that have been completed and are no longer required. These are:

- Policy S2: Presumption in favour of Sustainable Development;
- Policy H5: Council Depot;
- Policy H8: Former Aston Hall Hospital, Aston on Trent;
- Policy H9: Land at Longlands, Repton;
- Policy H10: Land south of Willington Road, Etwall;
- Policy H12: Highfields Farm (South West of Derby);
- Policy H14: Chellaston Fields, Chellaston;
- Policy H17: Holmleigh Way, Chellaston;
- Policy E6 Strategic location for Sinfin Moor Employment Site Extension; and
- Policy E5: Safeguarded Employment Sites – Dove Valley Park.

No reasonable alternatives to the amended Local Plan Part 1 Review policies have been identified.

The SA has also assessed four strategic site options, in order to establish the preferred strategic site options, and 14 additional alternative employment site options. These have been detailed in **Section 6**.

Scale of growth

The housing growth identified for the District is made up of the identified need for the District as well as unmet need from the Derby City Council area.

Various work undertaken in the evidence gathering process for the review of Local Plan Part 1 has assessed the current status of existing housing allocations and potential sites, such as the Housing Position Paper, Authority Monitoring Report and Strategic Housing and Economic Land Availability Assessment (SHELAA). Existing housing allocations have already undergone SA testing using a similar methodology and are not considered to need further assessment at this time. District-wide viability work is being undertaken in order to provide greater clarity on the need for and potential provision of affordable housing for the Plan period.

Following Regulation 18 consultation in 2022, subsequent work was undertaken on behalf of the Derby HMA, including the HMA-wide SA⁴ which examined the scale of unmet need which the constituent local authority members (Derby City, Amber Valley and South Derbyshire) could accommodate. The HMA-wide SA looked at the distribution of Derby's unmet need, including between sites adjoining Derby (the Derby Urban Area), Towns and Key Villages. The conclusion of the SA was that

⁴ (SLR) Consulting Ltd (September 2024) Derby HMA Sustainability Appraisal of Housing Options Site Options and Alternatives



meeting the unmet need arising from Derby as close as possible to the City amounts to sustainable development.

Additional evidence, such as the Derby City Capacity Study, the Local Housing Needs Assessment and the HMA Growth Options study⁵ also identified potential locations and strategies for growth. The Growth Options Study identified potential locations for future growth in the HMA and considers at a strategic level, their potential benefits and issues. The Growth Options Study defines strategic growth locations of accommodating a minimum of approximately 1,000 homes. The study identified 'Unsuitable Areas of Strategic Growth', 'Potential Areas for Strategic Growth' and 'Suitable Areas for Strategic Growth'.

The SA of South Derbyshire's Local Plan Part 1 Review has considered four strategic site options for distributing housing need for the Derby HMA.

Scale and distribution options within each authority have been assessed at a strategic scale, including dispersed options across South Derbyshire and sites adjoining the Derby Urban Area. Distribution options within the Derby Urban Area performed well, with SDDC able to accommodate between 75% and 100% of the Derby unmet need. This equates to 6,767-9,022 homes in the Scale 1 (standard method + 35% uplift) quantum of development options. A Statement of Common Ground between Amber Valley, Derby City Council, Derbyshire County Council and South Derbyshire regarding Derby unmet need housing growth distribution was agreed in December 2024⁶.

The new Standard Method changes the minimum needs of the three HMA authorities significantly, substantially increasing Amber Valley Borough's annual figure, substantially reducing Derby's and increasing South Derbyshire's, albeit to a much lesser degree.

Irrespective of the NPPF transition arrangements, it is not considered that the outputs of the new standard method justify an increase in South Derbyshire's overall requirement given the housing provision figure in the Local Plan review substantially exceeds SDDC housing need measured against the new standard method. The Statement of Common Ground between Amber Valley, Derby City Council, Derbyshire County Council and South Derbyshire regarding Derby unmet need housing growth distribution has been updated to reflect the changes to minimum housing needs in February 2026⁷.

Given the change to minimum housing needs in the HMA and in response to Regulation 19 Local Plan consultation comments received, alternatives to the spatial strategy have been reconsidered and subject to assessment in the SA. The alternatives tested are:

- **Option A (Preferred Option):** 100% Derby Fringe and two Strategic Allocations (identified in **Section 6.3.5**);

⁵ AECOM (August 2021) Derby Housing Market Area Growth Options Study

⁶ Amber Valley Borough Council, Local Plan News - [AV09 - Statement of Common Ground Between AVBC, DCC and SDDC](#)

⁷ Derby Housing Market Area (HMA) Amber Valley Borough Council, Derby City Council, Derbyshire County Council and South Derbyshire District Council (February 2026)



- **Option B:** 0% Derby Fringe, 100% Swadlincote and Key Service Villages (equal split between all);
- **Option C:** 0% Derby Fringe, 50% Swadlincote and 50% Key Service Villages;
- **Option D:** 0% Derby Fringe, 40% Swadlincote, 40% split between Key Service Villages and 20% other rural villages; and
- **Option E:** 50% Derby Fringe, 50% equal dispersion Swadlincote and Key Service Villages.

In order to ensure all spatial strategy options are considered to the same level of detail, the assessment has been undertaken in isolation to the Local Plan Part 1 Review policies (i.e. 'policy off'). This means that mitigation measures could be implemented to reduce or avoid some of the potential negative and uncertain effects identified within the assessments. Further details can be found in **Section 6**.

2.3.2 How the Assessment Has Been Undertaken

To ensure a consistent approach was taken to the options assessments, all options were assessed as reasonable alternatives against the SA framework (see **Table 2-2**) to the same level of detail, in order to identify potential sustainability effects. Significance criteria are set out in **Table 2-3**. The significance criteria inform the overall significance score of the potential sustainability effects identified for each SA Objective.

During the assessment of options and preferred policies, reference has been made to the baseline data and key sustainability issues in the District identified during the Scoping stage.

Where appropriate, the assessments identify whether the options and preferred policies require any mitigation or enhancement in order to offset potential negative or uncertain effects and to promote sustainable development. The findings of the assessments of the sites options can be found in **Appendix D** and are summarised within **Section 6** of this report, which also provides reasons for selecting the two preferred strategic sites (Policy STRA1: Infinity Garden Village and Policy STRA2: Land South of Mickleover). The findings of both the spatial options assessment and employment sites assessment can be found in **Section 6** of this report and **Appendix F and G** respectively. The findings of the assessments of the Local Plan Part 1 Review policies can be found in **Appendix E** and are summarised within **Section 7** of this report. Potential cumulative effects are identified within **Section 8** of this report.



Table 2-3: Significance Criteria

Sustainability Objective	Assessment Criteria	
<p>S01 Biodiversity: 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.</p> <ul style="list-style-type: none"> Will it conserve and enhance natural or semi natural habitats including internationally, nationally and locally designated wildlife sites, or create new wildlife habitats? Will it protect BAP or protected species and contribute to the delivery of new, or safeguard existing BAP priority species and habitats? Will it protect sites of geological importance? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. leads to the loss, partial loss of or irreversible damage of internationally designated habitats/species and BAP habitats/species, and no provision of biodiversity net gain).
	-	Plan option or site development works against some of the decision making criteria (e.g. leads to the loss of some internationally designated habitats/species and BAP habitats/species) unless mitigation measures are identified to fully mitigate likely effects of development.
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. leads to the protection and enhancement of some internationally designated habitats/species and BAP habitats/species).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. leads to the protection and enhancement of internationally designated habitats/species and BAP habitats/species, and the provision of biodiversity net gain).
<p>S02 Housing: 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.</p> <ul style="list-style-type: none"> Will it reduce the number of households waiting for accommodation or accepted as homeless? Will it increase the number and mix of housing? Will it improve the suitability of new homes for older and disabled people? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. provision of housing does not meet identified housing need, including affordable homes and homes suitable for the elderly or other vulnerable groups, or the needs of travelling community and show people).
	-	Plan option or site development works against some of the decision making criteria (e.g. provision of housing does not meet identified housing need).
	?	Uncertain effect of plan option or site development
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).



Sustainability Objective	Assessment Criteria	
<ul style="list-style-type: none"> Will it provide affordable housing for those unable to access market housing? Will it meet the needs of the travelling community and show people? Will it secure infrastructure or community facilities? 	+	Plan option or site development addresses some of the decision making criteria (e.g. provision of housing does meet identified housing need with regards to the provision of affordable housing, or mix of housing).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. provision of housing does meet identified housing need, including affordable homes and homes suitable for the elderly or other vulnerable groups, and the needs of travelling community and show people).
	<p>S03 Accessibility and Health: 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.</p> <ul style="list-style-type: none"> Will it promote healthy lifestyles? Will it deliver new, or contribute to the expansion or improvement of existing open spaces, schools or healthcare facilities within reasonable walking distance? Will it deliver growth within reasonable walking distance to a planned or existing major employment area (5ha +) or town centre? Will it improve opportunities for active travel including walking and cycling? Will it deliver services or facilities on-site or elsewhere within the District? 	--
-		Plan option or site development works against some of the decision making criteria (e.g. is poorly related to some services and facilities).
?		Uncertain effect of plan option or site development.
0		Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
+		Plan option or site development addresses some of the decision making criteria (e.g. promoting healthy lifestyles).
++		Plan option or site development addresses the majority of/all decision making criteria (e.g. is well related to services and facilities, promoting healthy lifestyles, providing new/expanded services/facilities including open spaces, schools or healthcare, particularly within a reasonable walking distance).
	--	Plan option or site development works against the majority of/all decision making criteria (e.g. increases crime or fear of crime and does not provide opportunities for communities to mix and meet).
	-	Plan option or site development works against some of the decision making criteria (e.g. low level increases in crime or fear of crime).
	?	Uncertain effect of plan option or site development.



Sustainability Objective	Assessment Criteria	
S04 Quality of Life: To create safe and attractive places which contribute towards quality of life and community cohesion. <ul style="list-style-type: none"> • Will it contribute towards reducing crime or fear of crime? • Will it provide attractive places which provide opportunities for communities to mix and meet? 	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. some reduction in crime or fear of crime).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. reduces crime or fear of crime and provides opportunities for communities to mix and meet).
S05 Inequalities: 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"> • Ensure the option / policy does not have an adverse/ discriminatory impact on protected characteristics/ equality groups? • Will it narrow the inequality gap between the richest and poorest in the District? • Will it reduce inequalities associated with deprivation across the District? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. exacerbates existing inequality issues, and creates adverse/discriminatory impacts on protected characteristics/equality groups within the District).
	-	Plan option or site development works against some of the decision making criteria (e.g. exacerbates existing inequality issues).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. reduces existing inequality issues).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. reduces existing inequality issues and ensuring no adverse/discriminatory impacts on protected characteristics/equality groups within the District).
S06 Economy: 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"> • Will it encourage the creation of new businesses and existing businesses to grow? • Will it encourage economic diversification? • Will it help support and encourage the growth of the local economy (including in rural areas)? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. leads to the loss of existing businesses, businesses or the loss of more than 1ha of employment land stunted growth of the local economy, and the reduction of the tourism and cultural industries).
	-	Plan option or site development works against some of the decision making criteria (e.g. leads to the loss of existing businesses or the loss of less than 1ha of employment land).
	?	Uncertain effect of plan option or site development.



Sustainability Objective	Assessment Criteria	
<ul style="list-style-type: none"> Will it support the enhancement of the District's tourism and cultural offer? 	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. leads to diversification and growth of the economy (including in rural areas)).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. leads to diversification and growth of the economy (including in rural areas) and the growth of existing businesses/creation of new businesses). Site delivers more than 1ha of employment land and/or the delivery of a local centre on a development site.
<p>S07 Employment: To create greater employment opportunities and higher value jobs across the whole District.</p> <ul style="list-style-type: none"> Will it help to improve skills levels and access to training within the District? Will it reduce unemployment rates overall and reduce disparities which exist across different parts of the District? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. the plan option would significantly underprovide against the District's identified employment land requirement or site would lead to the net loss of existing jobs (more than 50 equivalent FTE), exacerbating disparities across the District).
	-	Plan option or site development works against some of the decision making criteria (e.g. would lead to some under provision against the District's identified employment land requirement, or site would lead to the net loss of existing jobs (less than 50 equivalent FTE).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. leads to the creation of permanent jobs, including some higher value employment opportunities to diversify the offering within the District. Sites would create less than 50 FTE permanent jobs (net)).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. leads to the creation of permanent jobs >50 FTE permanent jobs (net), including some higher value employment opportunities, reducing disparities across the District).
<p>S08 Infrastructure: To deliver improved infrastructure to support growth and economic competitiveness of urban and rural businesses and communities.</p>	--	Plan option or site development works against the majority of/all decision making criteria (e.g. pressure on existing highways network is not minimised, and provides no opportunity to access local services and facilities by means other than car).



Sustainability Objective	Assessment Criteria	
<ul style="list-style-type: none"> Will it minimise the impact of traffic congestion on the strategic and local road network through the delivery of new or enhanced transport infrastructure? 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? Will it make the best use of other infrastructure which serves new development? 	-	Plan option or site development works against some of the decision making criteria (e.g. provides no opportunity to access local services and facilities by means other than car).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. provides some opportunity to access local services and facilities by means other than car).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. pressure on existing highways network is minimised through the delivery of new roads and/or capacity enhancements, and provides opportunity to access local services and facilities by means other than car).
<p>S09 Sustainable Travel: To promote sustainable travel habits including walking, cycling and public transport (bus and rail) usage.</p> <ul style="list-style-type: none"> Will it reduce journey lengths and times? Will it maximise opportunities for walking, wheeling and cycling? Will it maximise opportunities to access public transport provision? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. provides no opportunity to reduce journey lengths/times or improve access to public transport or active travel (walking, wheeling and cycling). Site is poorly related to public transport provision (over 800m to an infrequent bus or train service), and walking and cycling routes and provides no potential to improve these locally).
	-	Plan option or site development works against some of the decision making criteria (e.g. provides no opportunity to improve access to public transport or active travel (walking, wheeling and cycling). Site is poorly related to public transport (over 800m to an hourly bus or train service), and walking and cycling routes and provides limited potential to improve these locally beyond connecting to the highways network and surrounding PROW network).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. provides opportunity to improve access to public transport and active travel (walking, wheeling and cycling) and is within 800m of hourly or better bus or train service).



Sustainability Objective	Assessment Criteria	
		Sites would need to have potential for connecting into local cycle routes, improving public rights of way or on highways footpaths and supporting existing public transport services within the vicinity of the site).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. provides opportunity to reduce journey lengths/times and improve access to public transport/active travel (walking, wheeling and cycling)). Plan option would provide opportunity to significantly improve sustainable transport provision locally and is within 400m of a very frequent bus or train service. Sites are capable of connecting and expanding local cycle route provision, improving PROW or highways routes or delivering new or enhanced public transport services).
<p>S010 Town and Village Centres: To ensure that town and village centres are vibrant and viable.</p> <ul style="list-style-type: none"> • Will it improve existing shopping facilities within town and village centres? • Will it help safeguard existing town and village centres? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. accommodates large scale retail development in out of town locations and the large scale loss of retail sites (more than 1000 sqm) for other uses).
	-	Plan option or site development works against some of the decision making criteria (e.g. accommodates large scale retail development in out of town locations or through the loss of existing retail sites or shops (less than 1000sqm)).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. delivers additional small scale retail provision (less than 1000sqm) within town or edge of centre locations, within village centres or as part of an appropriate sustainable urban extension).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. delivers additional retail provision (more 1000sqm) within town or edge of centre locations, within village centres or as part of an appropriate sustainable urban extension, and safeguards existing town and village centres).
<p>S011 Resources: To minimise waste and ensure the sustainable use and protection of natural resources including greenfield land, soil and minerals resources.</p>	--	Plan option or site development works against the majority of/all decision making criteria (e.g. limits opportunities for recycling, leads to the loss of greenfield land including land identified as being Best and Most Versatile (Grades 1-3), and the sterilisation of a nationally significant minerals resource).



Sustainability Objective	Assessment Criteria	
<ul style="list-style-type: none"> Will it enhance opportunities for increased levels of recycling in the District? Will it improve or remediate contaminated land or reuse previously developed land which has not been restored? Will it protect Best and Most Versatile (BMV) Agricultural Land? Will it avoid the sterilisation of minerals resources? 	-	Plan option or site development works against some of the decision making criteria (e.g. leads to the loss of greenfield land and some areas of Best and Most Versatile agricultural land (Grades 1-3)).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. does not lead to the loss of greenfield land/areas of Best and Most Versatile agricultural land (Grades 1-3)).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. provides opportunities for recycling within the District, remediation and reuse of previously developed land, does not lead to the loss of greenfield land including land identified as being Best and Most Versatile (Grades 1-3), and avoids sterilisation of a nationally significant minerals resource).
<p>S012 Pollution: 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"> Will it contribute to improvements in water quality in the District? Will it avoid increasing noise levels locally or introducing incompatible uses into an already noisy location? Will it avoid deterioration in air quality within the District? Will it reduce light pollution on sensitive receptors by keeping external lighting to the minimum required for safety and security? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. contributes to water, noise, air and light pollution both within the District and the neighbouring authorities).
	-	Plan option or site development works against some of the decision making criteria (e.g. contributes to noise and air pollution).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. avoids noise and air pollution).
++	Plan option or site development addresses the majority of/all decision making criteria (e.g. avoids water, noise, air and light pollution).	



Sustainability Objective	Assessment Criteria	
<p>S013 Contributions to Climate Change: To reduce the District's contribution towards the emission of climate change gases.</p> <ul style="list-style-type: none"> • Will it provide opportunities to access local services and facilities by public transport walking or cycling? • Will it support the delivery of renewable energy capacity (including small scale or community energy projects)? • Will it support the shift toward usage of electric and ultralow emissions vehicles? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. does not provide opportunities for public transport/active travel, does not support the delivery of renewable energy and does not support the use of electric vehicles).
	-	Plan option or site development works against some of the decision making criteria (e.g. does not provide opportunities for public transport/active travel).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. provides opportunities for public transport/active travel).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. provides opportunities for public transport/active travel, supports the delivery of renewable energy and supports the use of electric vehicles).
<p>S014 Adaptation to Climate Change: To manage the effects of climate change including flood risk, reduced water availability and overheating.</p> <ul style="list-style-type: none"> • Will it minimise flood risk? • Will it include provision of sustainable urban drainage which mimic natural drainage patterns? • Will it contribute towards sustainable water use? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. flood risk is not minimised, provision is not made for SuDs and contributions are not made towards sustainable water use).
	-	Plan option or site development works against some of the decision making criteria (e.g. flood risk is not minimised).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site development addresses some of the decision making criteria (e.g. flood risk is minimised).
	++	Plan option or site development addresses the majority of/all decision making criteria (e.g. flood risk is minimised, provision is made for SuDs and contributions are made towards sustainable water use).



Sustainability Objective	Assessment Criteria	
<p>S015 Townscape and Historic Environment: 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"> • Will it protect and enhance the condition and setting of historic, cultural, architectural and archaeological features in South Derbyshire? • Does it improve the quality of the built environment, and respect and protect existing townscape character? • Will it improve access to, and understanding of, the District’s historic and cultural assets for enjoyment and educational purposes? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. causes irreversible harm to heritage assets and/or their setting, negatively impacts townscape character, and limits access to historic assets).
	-	Plan option or site development works against some of the decision making criteria (e.g. has the potential to cause irreversible harm to heritage assets and/or their setting).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site addresses some of the decision making criteria (e.g. protects and enhances heritage assets and/or their setting).
	++	Plan option or site addresses the majority of/all decision making criteria (e.g. protects and enhances heritage assets and/or their setting, positively impacts townscape character, and improves access to historic assets).
<p>S016 Landscape: To conserve and enhance the District’s landscape character.</p> <ul style="list-style-type: none"> • Does it respect and protect existing landscape character? • Will it protect sensitive landscapes including those within the World Heritage Site or its buffer or Special Landscape Areas? • Will it safeguard landscape features such as hedgerows? • Will it avoid intrusion into the greenbelt? 	--	Plan option or site development works against the majority of/all decision making criteria (e.g. does not protect existing landscape character and sensitive landscapes, does not safeguard landscape features and causes intrusion into the greenbelt).
	-	Plan option or site development works against some of the decision making criteria (e.g. does not protect existing landscape character and sensitive landscapes).
	?	Uncertain effect of plan option or site development.
	0	Neutral effect of plan option or site development (neither supports nor detracts from the achievement of the SA objective).
	+	Plan option or site addresses some of the decision making criteria (e.g. protects existing landscape character and sensitive landscapes).
	++	Plan option or site addresses the majority of/all decision making criteria (e.g. protects existing landscape character and sensitive landscapes, safeguards landscape features and avoids intrusion into the greenbelt).



For the assessment of site options, spatial data within a Geographical Information System (GIS) was used to inform the assessment of each proposed site allocation against the SA Framework. GIS provides data about environmental constraints and locations of facilities / assets. A GIS layer was provided by SDDC detailing the location, size, and shape of each potential site option. Information regarding the potential housing yield, site size and overall use of the site was provided through relevant documents such as site plans. The SA assessment methodology also used the District Council's interactive webpage to identify the South Derbyshire Strategic Housing and Economic Land Availability Assessment (SHELAA) sites and assessments.

GIS analysis was not appropriate or available to support the assessment against all of the SA objectives within the SA Framework. This is because not all of the SA objectives are spatial (i.e. whether a site could contribute to the achievement of these SA objectives does not relate to its location). Only one SA objective did not have supporting GIS data; 'SO4 Quality of Life: To create safe and attractive places which contribute towards quality of life and community cohesion'.

Where GIS data could be used to inform the assessment, a RAG (Red, Amber, Green) rating was applied to each indicator. This was determined through the application of a set of RAG criteria which are set out in **Appendix C**. These criteria were generated through reference to existing guidance / good practice; the sources of this guidance and good practice are also included within the Appendix. Some criteria were identified using professional judgement. The RAG ratings helped to inform the assessment of all site options against the SA Framework.

Information provided by proponents of the strategic site options was reviewed by the consultants and taken into account within the assessment of options, whilst noting that the proposals are not certain. Representations from site promoters made at the various stages of the SA, including Issues and Options and consultation stages, were also reviewed in relation to the strategic site options assessments.

Information from the South Derbyshire Employment Land Review (ELR)⁸ has also been reviewed to establish alternative employment land options and ensure all reasonable alternative sites have been assessed within the SA. The assessment of strategic site options has taken into account the potential mitigation provided by other policies within the Local Plan Part 1 Review. This has subsequently provided a whole plan assessment. However, this means that if a change is made to a mitigating policy, the performance of the strategic site options may be affected. Further recommendations for mitigation and enhancement measures have also been provided within the assessments of the strategic site options and preferred policies.

2.4 Stage C: Policies Assessment and Producing the SA Report

Stage C of an SA involves identifying the significant environmental effects of the Local Plan including short, medium and long term; permanent and temporary; positive and negative effects and documenting the SA process and findings within a formal SA Report and an accompanying Non-Technical Summary (NTS). These

⁸ BE Group (October 2023) Employment Land Review Derby City Council and South Derbyshire District Council



documents set out the SA findings of the Pre-Submission Local Plan policies and sites as well as the reasonable alternatives considered.

2.5 Stage D: Consultation

Stage D of the SA process is consultation on the formal SA Report which was first prepared at the Regulation 19 stage, when statutory and public consultees were invited to comment on the draft plan and the accompanying SA Report.

Following Stage D consultation from 10th March and 25th April 2025, proposed Modifications to the Regulation 19 Draft Local Plan Part 1 Review have been made to the Local Plan. The proposed modifications have been screened and modifications which could make a material difference to the SA identified. Relevant SA assessments have been amended for the following policies:

- Policy S1: Sustainable Growth Strategy;
- Policy S4: Housing Strategy;
- Policy STRA1: Infinity Garden Village;
- Policy STRA2: Land South of Mickleover;
- Policy H1: Settlement Hierarchy;
- Policy H20: Housing Balance & Custom/Self-build;
- Policy H21: Affordable Housing;
- Policy H22: Gypsies and Travellers and for Travelling Showpeople;
- Policy SD2: Flood Risk;
- Policy SD3: Sustainable Water Supply, Drainage and Sewerage Infrastructure;
- Policy SD6: Sustainable Energy and Power Generation;
- Policy BNE3: Biodiversity;
- Policy INF2: Sustainable Transport; and
- Policy INF9: Open Space and Recreation.

The sustainability performance of the Regulation 19 Local Plan Part 1 Review has not changed as a result of the proposed modifications.

Consultation comments received in relation to the SA have also been reviewed and alterations made to the SA where appropriate. This SA Report accompanies the proposed modifications to the Regulation 19 Local Plan Part 1 (Publication Version) .

2.6 Assumptions and Limitations

The SEA Regulations require the SA Report to include a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of data) encountered in compiling the required information.

Draft Local Plan Part 1 Review policies and strategic sites options were assessed by a number of assessors simultaneously. The assessment was undertaken on the understanding that the draft policies are to be read in conjunction with the other policies within the draft Local Plan Part 1 Review and were not assessed in isolation.



The assessment of policies and site allocation options has been undertaken as a desk-based exercise using the baseline information presented in **Appendix B** and using published GIS data. No site visits have been undertaken for the purposes of the SA.

Every effort is made to predict effects accurately; however, this is inherently challenging given limited understanding of precisely how the plan will be implemented and limited by understanding of the baseline. Given uncertainties, there is inevitably a need to make assumptions. Assumptions are made cautiously and explained within the assessment text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

Some assumptions and limitations are noted within the assessments of the strategic sites options and policies, the full details of which can be found within **Appendix D**, **Appendix E**, **Appendix F** and **Appendix G**.

In relation to SO11, Agricultural Land Classification (ALC) data was used to inform the RAG assessment. However, this data did not include details of subdivisions for ALC data, as this is not available for South Derbyshire. The SA was therefore unable to differentiate between particular grades of ACL classification, such as Grade 3, which has the following subdivisions⁹:

- Grade 3a- good quality agricultural land with moderate limitations; and
- Grade 3b- moderate quality agricultural land with strong limitations.

Should this information have been available for the site options assessment, it may have allowed for a differentiation in the significance of effects with regards to SA objective SO11.

2.7 How the requirements of the SEA Regulations have been met

Table 2-4 outlines where elements of the SEA Regulations are addressed within the report.

Table 2-4: Fulfilling the Requirement of the SEA Regulations

What the regulations say ¹⁰	How this is addressed
An outline of the contents, main objectives of the plan or programme.	Set out in Section 3 of this document.
An outline of the relationship with other relevant plans and programmes.	Set out in Section 4 of this document and in Appendix A .
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Set out in Section 5 of this document and in Appendix B .

⁹ [Agricultural Land Classification and Land Quality Surveys - Land Research Associates](#)

¹⁰ Please see Schedule 2 of the SEA regulations: *Information for Environmental Reports*.



What the regulations say ¹⁰	How this is addressed
The environmental characteristics of areas likely to be significantly affected.	Section 3.3 of this document outlines the characteristics of the plan area in general and Section 5 outlines those areas likely to be significantly affected. These characteristics and potential interactions have been informed by information contained within the SA baseline data Appendix B .
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 5 of this document provides a summary of baseline data and outlines key sustainability issues related to each SA topic. Sites designated pursuant to Directives 79/409/EEC and 92/43/EEC which could be affected by the South Derbyshire Local Plan Part 1 Review are identified within Section 11 and the standalone HRA Report.
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Section 4 and Appendix A outline relevant environmental protection objectives. The environmental objectives have been taken into account through integrating them within the SA Framework.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. The identification of the above effects should consider secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Section 7 sets out the potential significant effects of the draft Local Plan Part 1 Review and Section 6 discusses the significant effects of reasonable alternatives. Details of the nature of effects are provided within Appendices D, E, F and G . This includes indirect (secondary), cumulative (cumulative and synergistic), duration (short/medium/long term), permanent or temporary and negative or positive effects. Intra and Inter Plan cumulative effects are discussed in Section 9 .
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Section 10 sets out mitigation measures for potential significant negative effects and uncertain effects.
An outline of the reasons for selecting the alternatives dealt with	Section 6 provides a summary of the relative performance of the reasonable alternatives identified and assessed as well as the information provided within Appendix C which details the strategic sites options assessments, Appendix F details the spatial alternatives, and Appendix G details employment site alternatives.
A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-	Section 2 outlines the methodology for all stages of the SA and Section 2.6 specifically describes any technical difficulties,



What the regulations say ¹⁰	How this is addressed
how) encountered in compiling the required information.	assumptions and limitations that were relevant to the assessment. Appendix B outlines data gaps.
A description of measures envisaged concerning monitoring.	Discussed in Section 11 of this document.
A non-technical summary of the information provided under the above headings.	The non-technical summary is provided separately. This summarises all details outlined in this report and appendices.
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment.	The whole SA Report addresses this.
Consultation: Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4).	The Scoping Report was consulted on with selected stakeholders ¹¹ for an 8 week period from 10 th October to 5 th December 2022. Regulation 18 draft of the Local Plan Part 1 Review and the Interim SA Report were published for consultation between 7 th October-6 th December 2024 and issued to key stakeholders and the public. Regulation 19 draft of the Local Plan Part 1 Review and SA Report were published for consultation between 10 th March 2025 – 25 th April 2025 and issued to key stakeholders and the public.
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme.	The SA report was consulted on for seven weeks between 10 th March 2025 until 5pm on Friday 25 th April 2025 and has been amended following consultation where appropriate. The Regulation 19 Proposed Modifications of the Local Plan Part 1 Review (Publication Version) has been screened and this SA Report updated. This SA Report and Regulation 19 Addendum: Proposed Modifications of the Local Plan Part 1 Review (Publication Version) will be consulted on for a six week period from 5 th May – 16 th June 2026.
Identify where the implementation of the plan or programme is likely to have significant effects on the environment of a Member State.	Section 7 presents the potential significant effects of the draft Local Plan Part 1 Review. The assessment has not identified any potential effects on member states.

¹¹ As a minimum this needs to include the statutory consultees which are Natural England, Historic England, and the Environment Agency



What the regulations say ¹⁰	How this is addressed
<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8). Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed: The plan or programme as adopted. A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with. The measures decided concerning monitoring.</p>	<p>This will be set out in the SA Adoption Statement.</p>
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation.</p>	<p>Proposed monitoring arrangements are discussed in Section 11.</p>



3.0 The Scope and Content of the South Derbyshire Local Plan

3.1 Description of the Plan

The adopted South Derbyshire Local Plan is made up of two parts:

- Part 1: covers the strategic part of the Plan. It contains strategic policies comprising of housing and employment allocations and spatial policies.
- Part 2: covers non-strategic housing allocations, detailed heritage and conservation policies, detailed retail policies, Green Belt review of anomalies, countryside policies and development management policies.

As part of the draft Local Plan Review being undertaken, Local Plan Part 1 is being updated, and Local Plan Part 2 is being saved.

In reviewing the Local Plan Part 1, the Council has updated its evidence base by commissioning an update of existing evidence, or new evidence where necessary, and will continue to do so to ensure robust policies and proposals in the Local Plan. Where appropriate this evidence has been undertaken or commissioned jointly with other local planning authorities.

In accordance with the requirements of the 'Duty to Co-operate' the Local Plan is being updated in close co-operation with neighbouring local planning authorities. Amber Valley, Derby City and South Derbyshire form the Derby HMA and the relevant councils are working closely together to respond to strategic growth issues and requirements. This is likely to result in additional housing need being met within the District, to meet the collective needs of the Derby HMA.

3.2 Plan Vision and Objectives

The new South Derbyshire Local Plan sets out the following vision for the period 2022-2042:

"The vision for South Derbyshire is one of sustainable growth, renewal and opportunity. By 2042, the economy will have grown with more jobs in a more diverse business environment supported by a more skilled, diverse workforce. Local communities will be safe, healthy and inclusive and will have access to sport and physical recreation to improve and transform their health and wellbeing, a range of jobs, housing, education, health, shops, services, facilities and green space by a choice of travel options including sustainable travel options such as active travel, public transport and other non-car modes."

Local Plan objectives were identified following the Issues and Options Consultation during the plan preparation of the adopted Local Plan Part 1. These objectives were then amended to reflect the findings of the SA and further consultations that took place prior to adoption of the existing adopted Local Plan. The objectives listed below remain relevant for the draft Local Plan Part 1 Review:

1. To ensure future development is locally distinctive and environmentally, socially and economically sustainable through the achievement of design excellence, addressing the causes and effects of climate change including flooding and reducing waste and pollution;



2. To ensure the needs of an ageing population, and a higher than average proportion of younger people, are recognised in shaping all aspects of our communities;
3. To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources;
4. To ensure the District's housing stock is decent, suitable and affordable, there is provision for all, it meets community need and is balanced with access to employment opportunities;
5. To ensure our communities are safe, clean, vibrant, active and healthy, with access to sports and physical recreation;
6. To ensure sustainable living and working in urban and rural communities;
7. To reduce the need to travel and to encourage necessary travel to be by sustainable modes of transport, including active travel, providing access to jobs, shopping, leisure, services and facilities from all parts of the District;
8. To ensure the social, physical and green and blue infrastructure needed to support strong growth levels is provided at an appropriate time and made accessible to our communities;
9. To respect and enhance the varied character, landscape, cultural, heritage and natural environment (including the wider Nature Recovery Network) of our fast-growing District;
10. To make the most of the economic, social and environmental opportunities presented by the District's central location within the National Forest and promote the continued growth of local tourism and leisure offer across the whole of the District;
11. To make optimum use of previously developed and under-used land and bring empty and derelict buildings into reuse subject to wider sustainability considerations;
12. To enhance and develop the role of Swadlincote town centre and its wider urban area as a focus for living, working, shopping and leisure; and
13. To ensure growth in South Derbyshire (including the two housing led strategic sites STRA1 and STRA2) is co-ordinated with development in adjoining areas both within and outside the Derby HMA.

3.3 Overview of the Plan Area

South Derbyshire encompasses an area of approximately 33,800 hectares (112 square miles). As shown in **Figure 3-1**, the District is bounded by the City of Derby, North West Leicestershire, Erewash, East Staffordshire and the Derbyshire. It is a primarily rural area, with the largest settlement in the District being Swadlincote, with a population approaching 40,000. There are also many villages and settlements including Hilton, Melbourne, and Willington, among others.



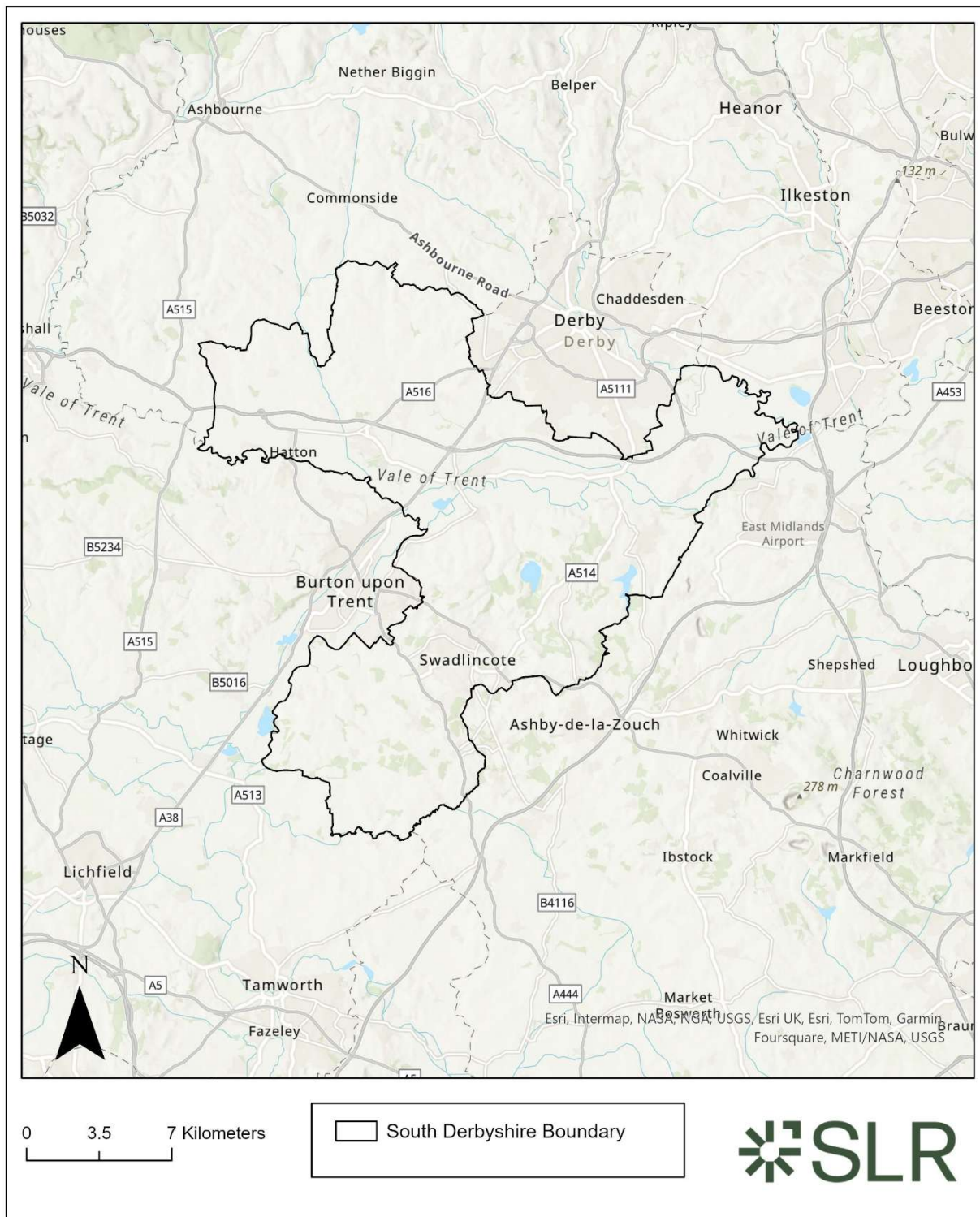


Figure 3-1: South Derbyshire District



4.0 Review of Other Policies, Plans and Programmes

4.1 Introduction

The policy context in which the Local Plan is being prepared can best be understood through a review of related Policies, Plans and Programmes (PPP). The SEA Regulations require information on:

- *“An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.” (Schedule 2, Paragraph 1); and*
- *“The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.” (Schedule 2, Paragraph 5)*

The review process ensures that the Local Plan complies with existing PPP at international, national and regional levels of governance and also reinforces and supports local plans and strategies. The process entails identifying and reviewing those PPP and environmental protection objectives that are directly relevant to both the Local Plan and the SA.

For practical reasons the scoping task of identifying related plans and programmes cannot yield an exhaustive or definitive list of legislative/non-legislative documents. The review has been focussed to ensure that only policies that are current and of direct relevance to the Local Plan are reviewed. The PPP review provides the context for the SA and helped to inform the SA Framework of objectives and assessment questions.

The initial review of policies, plans and programmes was conducted by SDDC, and published within the Scoping Report. The PPP in this section and in **Appendix A** was updated by SDDC following consultation on the SA Scoping Report between December 2023 and February 2024. The data was also updated in June 2024 by SLR consultants.

A detailed outline of the policy documents, the objectives and the targets reviewed is set out in **Appendix A. Table 4-1** outlines the key messages of the PPP.

4.2 PPP Review- Summary of Key Messages

Table 4-1: Key Messages of the PPP

SA Topic	Key Message for the Plan
Biodiversity, Geodiversity, Flora And Fauna	<ul style="list-style-type: none"> • Protect and enhance biodiversity, including designated sites, designated water bodies priority species, habitats and ecological networks. • Provide accessible natural green and blue space. • Minimise impacts on biodiversity and provide net gains in biodiversity in line with NPPF, Environment Act 2021 and Levelling-Up Act 2023. • Need to recognise the wider benefits of ecosystem services. • Biodiversity enhancement in and around development should be led by a local understanding of ecological networks. • Create buffer zones around high-quality habitats.



SA Topic	Key Message for the Plan
	<ul style="list-style-type: none"> • Plant and manage trees, forests, and woodlands so that they are fit for the future. • Maximise the potential of Green Infrastructure and develop it for healthy communities and ecosystems. • Aim to prevent harm to geological conservation interests. • To maintain and enhance geodiversity through the management of sites, areas and wider landscapes. • To increase recognition of our geodiversity in international, national, regional environmental and planning development policies and legislation.
Population and Human Health	<ul style="list-style-type: none"> • To ensure fair and equal access to services and support irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity. • Design out crime and the fear of crime. • Tackle poverty and inequality. • Planning policies should aim to achieve healthy, inclusive and safe places. • Improve public health and wellbeing by connecting people with nature. (Ensure everyone has access to good quality green and blue spaces within a 15-minute walk from home). • Increase the proportion of people regularly exercising. • Support equitable access to sport and physical activity. • Promote healthier lifestyles and reduce obesity. • Deliver high quality open spaces that meet the needs of local residents and are accessible to all. • Meet future housing need. The NPPF requires local authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development, as far as is consistent with the policies set out in the NPPF, including identifying key sites which are critical to the delivery of the housing strategy over the plan period. • Ensure that housing growth requirements are accommodated in the most sustainable way. • Enable housing growth and deliver a mix of high-quality housing of varying size and tenure in order to meet local housing needs. • There is a need for a mix of housing that will be attractive to older people and those with care needs, including new mixed tenure 'care ready' age designated housing. • Ensure there is an adequate supply of adapted households, specifically wheelchair user dwellings. • Ensure an adequate number of gypsy and traveller pitches. • Create jobs and prosperity. • Support economic growth and productivity, having regard to local industrial strategies and other local policies for economic development and regeneration. • Encourage long term investment in economic capital, including infrastructure, skills and knowledge. • Planning policies should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices. • Promote a dynamic economy that encourages innovation.
Material Assets	<ul style="list-style-type: none"> • Encourage the use of previously developed (brownfield) land for housing and employment sites.



SA Topic	Key Message for the Plan
	<ul style="list-style-type: none"> • Contribute to tackling climate change by developing and promoting low carbon travel choices. • Support the move to low emission vehicles. • Encourage sustainable transport and reduce the need to travel. • Make the fullest possible use of public transport, walking and cycling; make cycling and walking a natural choice for shorter journeys. • Create places that are safe, secure and attractive which minimise the scope for conflicts between pedestrians, cyclists and vehicles. • Have an integrated, well managed and inclusive rights of way and access network. • Local planning authorities should support the expansion of electronic communications networks.
Soil, Water and Air	<ul style="list-style-type: none"> • Ensure the design and layout of new development supports sustainable waste management. • Encourage and support with Circular Economy where possible. • Waste should be managed in line with the waste hierarchy: <ul style="list-style-type: none"> ○ Prevent or reduce waste; ○ Reuse; ○ Recycle; ○ Other recovery methods; and ○ Dispose. • Meet national, regional and localised waste targets including those on landfill, reuse and recycling. • Safeguard existing waste management sites. • To provide protection to the local environment and residents, whilst ensuring the provision of waste management facilities in accordance with Government policy and society's needs. • Promote sustainable use of water as a natural resource. • Improve water efficiency. • Promote sustainable and water efficient development, including retrofitting of SUDs. • Ensure that groundwater and surface water quality is improved or maintained where possible. • Protect and enhance groundwater, reducing any upward trends in pollution. • Planning can ensure water quality and the delivery of adequate water and wastewater infrastructure. • Meet national and localised water quality and wastewater targets. • Ensure Water Framework Directive (WFD) designated water bodies and their supporting elements are protected and enhanced. • Protect soil quality and avoid soil pollution. • Encourage the use of previously developed (brownfield) land. • Effective soil protection during construction. • Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum and meet agreed air quality targets and objectives. • Minimise pollution and other adverse effects on the local and natural environment. • Planning policies should limit the impact of light pollution from artificial light, and noise pollution from development, on local amenity and nature conservation. • Manage flood risks in an appropriate way taking account of the needs of the communities and the environment. • Reduce the level of flood risk to residents and include natural flood management where possible which would provide additional benefits to residents compared to traditional hard engineered flood solutions.



SA Topic	Key Message for the Plan
	<ul style="list-style-type: none"> • Avoid development in areas of flood risk. • Improve flood awareness and emergency planning. • Maximise the potential of Green Infrastructure.
Climatic Factors	<ul style="list-style-type: none"> • Increase resilience to climate change impact through the location, mix and design of development. • Adapt to climate change e.g. considering future climate change risks when allocating development sites. • Reducing the need to travel and providing sustainable transport to help mitigate climate change by reducing emissions. • Promote low carbon economies and adopt proactive strategies to mitigate carbon emissions in line with the Climate Change Act, a 100% reduction by 2050. • Minimise the effects of climate change. • Increase the resilience of homes and buildings. • Ensure infrastructure is located, planned, designed and maintained to be resilient to climate change. • Support energy efficiency and other sustainability improvements to existing buildings. • Continue to cut greenhouse gas emissions in order to mitigate the climate emergency declared by South Derbyshire District Council. • Encourage the provision of renewable energy. Change to 'provide opportunities for renewable and low carbon energy technologies'. • Increase energy efficiency and move towards a low carbon economy.
Cultural Heritage	<ul style="list-style-type: none"> • Conserve and enhance, international, national and local designated heritage assets including locally significant historic buildings and heritage assets. • Protect and conserve the historic environment, heritage assets and their settings. • Maintain and enhance access to cultural heritage assets. • Preserve and enhance Conservation Areas in South Derbyshire. • Ensure development in or adjacent to Conservation Areas or Listed buildings (and their settings) respects their character and context and enhances the quality of the built environment. • Ensure that any alterations or repairs to traditional buildings preserve and where possible, improve the character and appearance of the building. Ensure these include no damage to natural habitats (e.g.: bats and swift nests) and that contractors are trained and mindful in protecting these habitats. • Promote the use of sustainable materials. • Protect the historic environment for the benefit of our own and future generations. • Maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.
Landscape	<ul style="list-style-type: none"> • Protect and enhance valued and historic landscapes, biological and geological conservation interests, and soils. • Recognise the wider benefits from natural capital and ecosystem services. • Seek to promote or reinforce local distinctiveness. • Recover nature and enhance the beauty of landscapes. • Maintain and enhance the overall quality and diversity of landscape character across the District. • Seek to protect Green Belt. • Maximise the potential of Green Infrastructure. • There are major economic benefits to be gained from natural capital and their value should be considered and incorporated into decision-making in relation to land use.



5.0 Summary of Baseline Data

The detailed baseline is contained within **Appendix B**. This section outlines a summary of the information contained within the appendix, presented by SA topic. The baseline data in this section and in **Appendix B** was updated by SDDC following consultation on the SA Scoping Report between December 2023 and February 2024. The data was also updated in June 2024 by SLR consultants.

Table **5-1** summarises the key sustainability issues identified within South Derbyshire.



Table 5-1: Key Sustainability Issues Identified for South Derbyshire and Likely Evolution Without the Local Plan

Key Issues Identified	Description	Likely Evolution Without the Plan
Biodiversity, Geodiversity, Flora and Fauna		
Pressure on protected species' habitats	A relatively small area of the District is designated for ecology and geodiversity value and there are significant areas where BAP habitats and species are poorly represented. Development could lead to further loss or deterioration of local habitats, including Local Wildlife Sites and Local Nature Reserves. New development may affect specific nationally, or internationally designated wildlife sites, including development within the River Mease Special Area of Conservation catchment where housing development proposed currently has to be nutrient neutral in order to be permitted.	Development pressures could worsen without the Local Plan policies to guide development to the least sensitive parts of the District, and provide wildlife corridor zones. This could lead to continued degradation and possible loss of nature conservation sites, designated water bodies, and species. Further population growth could also increase pressure on existing nature areas, due to the lack of access opportunities.
Access to green spaces	Green Infrastructure is not readily accessible to all residents. There is an undersupply of local nature reserves per 1000 people and there is a need to improve access to nature given the lack of existing opportunities and further population growth could increase pressure on existing areas.	Policy intervention from the Local Plan could support improving levels of physical activity through walking and cycling, improving access to facilities and services by these modes through improvements to the public realm and improving access to green space, particularly in areas of deprivation.
Population and Human Health		
Population increase	The District is observing one of the highest rates of growth nationally. Net in-migration, particularly by the middle aged (with an associated in-movement of older school children) and older people that is a primary factor accounting for the increasing population. The population of the District will increase over the plan period.	Without the Local Plan, average house prices are likely to remain high and without the Local Plan requiring certain levels of affordable housing provision, the baseline situation could worsen. A shortfall in primary and secondary school places, as well as Special Educational Needs and Disability (SEND) school places are also likely to persist. Without the Local Plan it may be more difficult to direct new housing growth to locations where sufficient infrastructure capacity exists to accommodate additional needs and/or within accessible distances (e.g. schools/education provision).
Dependant population	The District has an ageing population and residents 65 or older have increased by over 30% since the beginning of the Plan period. The elderly population profile has an impact on the provision of health care and housing requirements. Population growth and ageing	Without the Local Plan to encourage and facilitate the delivery of a mix of new, accessible housing and new community facilities, the baseline situation of an ageing population will continue.



Key Issues Identified	Description	Likely Evolution Without the Plan
	demographics will create additional infrastructure-related pressures, including demand for specialist forms of housing.	
Meeting the needs of gypsies and travellers	The District has a population of gypsies and travellers whose needs differ to the wider population. There is a demand for this form of housing and a relative lack of supply.	Without the Local Plan, suitable land and accommodation for the District's gypsy and traveller communities may not be allocated. This could lead to settlement in unsuitable and unsustainable locations across the District.
Deprivation	Levels of deprivation vary through the District with particular pockets of deprivation, particularly in areas in and surrounding Swadlincote. Deprivation is largely due to a lack of skills development.	Without the Local Plan, average house prices are likely to remain high and the provision of affordable housing is likely to remain small. As a result, the baseline situation could continue or worsen.
Housing mix and affordability	Insufficient affordable dwellings have been delivered in recent years to meet local need and has often been below the target of 30% per annum. Average household size in the District is decreasing. A typical house costs more than 12 times a typical salary making housing unaffordable for many and there is a significant need for multiple types of housing provision.	Without the Local Plan, the Council is likely to be less effective in encouraging housing in the most sustainable locations, and ensuring the right type, size and tenure of housing is delivered to address local needs. This may adversely impact existing social, economic, environmental, and health inequalities and issues. Average house prices are likely to remain high and without the Local Plan requiring certain levels of affordable housing provision, the baseline situation could worsen.
Unemployment	Unemployment rates are on average low but vary significantly across the District.	Without the Local Plan, the economic growth of the District is likely to be limited further.
Dependency on industry	Manufacturing employs more workers compared to national averages. The manufacturing sector has been under pressure in recent years, thus the local implications may prove significant if the industry fails to grow.	Without the Local Plan, employment land for new manufacturing facilities may be more difficult to develop, however, trends in the manufacturing sector in the UK are subject to national economic factors.
Material Assets		
Shortage of employment land	South Derbyshire has a shortage of B2/B8 premises of all sizes, and of office space. Development is inhibited by rising construction costs and a shortage of readily available employment land.	Without the Local Plan, the provision of employment land is likely to be limited due to pressure from housing development. This could result in economic growth of the District being limited further.
Declining retail centres	The comparative performance of some of the District's retail centres has declined in recent years, although vacancy rates are relatively low. The local tourism industry has not grown significantly in recent years.	The Plan seeks to enhance the vibrancy and viability of town centres. Without the Plan, development may be focused in rural areas where residents are access retail centres, and therefore would be unable to contribute to their future vibrancy and viability. The Plan ensures residential and employment sites are focused in areas where they are able to address this issue.



Key Issues Identified	Description	Likely Evolution Without the Plan
Public transport demand and accessibility	There is pressure on public transport provision across the District, which is relatively poor and disconnected overall, particularly in rural areas. Much of the District is inaccessible by train as Swadlincote lacks a station. However, there are some parts of the District closer to Derby, as well as Hatton which offer connections. East Midlands Airport in Castle Donington is also within proximity to many connecting networks.	Without the Local Plan and policy intervention to improve the transport network, workers may continue to predominately use private cars to travel to work, which will have impacts on the local environment (including air quality) and could exacerbate congestion, as well as safety issues for other road users. Without investment into the accessibility of public transport, current options may not meet the needs of the future population in the long term, which is expected to increase.
Congestion	There are numerous significant road networks and connections in the District which are vital links but are also sources of pollution as they become congested, particularly those heading towards Derby.	Without the Plan, congestion may worsen if development is focused in areas with poor access to public transport or unsuitable road networks.
Soil, Water and Air		
Waste	Over 4/10 of waste in the District is reused, recycled, or composted. Additional minerals and waste capacity is likely to be required within the plan period.	With an increasing population within the District, it is likely that the amount of waste produced will continue to rise. Without the local plan, this will result in even less waste being recycled, reused or composted and is likely that the waste hierarchy will not be followed effectively.
Threats to greenfield land	Housing developments on previously developed land have decreased and most developments completed are on greenfield sites. In some instances, this has led to a loss of agricultural land. There are several previously developed (brownfield) sites which have potential for regeneration and will need to be prioritised in order to minimize the loss of greenfield sites and Best and Most Versatile (BMV) Agricultural Land.	Without the Plan, development may be focused solely on greenfield sites where suitable previously developed and brownfield land may be available. In addition, speculative applications would be more likely to be granted. This could lead to the loss of BMV Agricultural Land and would also negatively impact sustainability across multiple different objectives such as climate change adaptation and resources.
Water quality	Water quality within the District's main rivers is generally classified as being of poor or moderate quality and rivers are unlikely to meet good status in The Dove, Trent, Derwent and Mease.	It is likely that increases to population will drive further water demand within the District. This is likely to place strain on both demand, as well as wastewater treatment services. Without the local plan encouraging efficiency measures such as SUDs to reduce flood risk and encourage quality, water resources are likely to be negatively affected.
Water resources	New development will generate the need for additional water supply. Water providers in the vicinity could be put under greater pressure due to increasing demand and climate change.	
Air quality	New development is unlikely to significantly affect air quality in the District, although growth in some locations	Without policy intervention and significant investments, the target to achieve carbon neutrality and therefore improve air quality in the District will not be achieved.



Key Issues Identified	Description	Likely Evolution Without the Plan
	near Derby could negatively affect air quality management areas in Derby.	
Light pollution	Some of the larger towns and villages within the District experience light pollution (over 32 nanoWatts/cm2/sr), such as Swadlincote.	Light pollution levels are likely to worsen without the Local Plan; this is due to uncontrolled development, particularly in rural areas.
Climatic Factors		
Flood risk	Parts of South Derbyshire are at significant flood risk and this could be exacerbated by climate change or future development. There is a need to minimise and mitigate flood risk.	Flood risk is likely to worsen with climate change and the increased occurrence of extreme weather events, affecting the intensity and frequency of precipitation. Without the Local Plan guiding development to areas of lowest flood risk, the risk of development occurring in areas of higher flood risk could increase. The importance of sustainable adaptation measures to flood risk, such as SUDs, will also be dismissed without the Local Plan.
Contributions to climate change	Transport is the highest contributor to greenhouse gas emissions in the District, as a result of high levels of car usage.	Without the Local Plan to encourage and facilitate resilience to climate change and the implementation of renewable energy generating developments, the baseline situation is likely to continue or worsen with development. This will make it unlikely that South Derbyshire will achieve its commitment to becoming carbon neutral by 2030.
Adaptation to climate change-renewable energy	There is a relatively limited uptake of renewable forms of energy use and production in the District. There is a need to identify suitable areas for the generation of renewable and low-carbon energy within the District and supporting infrastructure, as well as encourage the use of on-site renewable energy in new developments and the installation of domestic renewables in existing developments	Without the Plan, the transition towards renewable energy in the District may slow. Renewable energy generation is a key aspect of climate change adaptation. The Plan seeks to find suitable locations for new renewable energy sites across the District.
Adaptation to climate change-electric vehicles	The number of electric vehicles registered remains low but is increasing. It is expected that the use of electric vehicles will continue to increase in the future. The Climate Emergency and Net Zero will require a drastic overhaul of energy consumption practices and uptake in renewable energy sources.	Without the Plan, new developments may not be required to provide electric vehicle charging points which play a key role in reducing the District's contribution to climate change. This may slow the rate at which residents transition towards using electric vehicles.
Cultural Heritage		



Key Issues Identified	Description	Likely Evolution Without the Plan
Threats to the historic environment	The townscape of historic, archaeological and/or cultural heritage (including the setting of heritage assets) could be negatively affected by new development which can erode the quality of the built environment and heritage features or sterilise or lead to the loss of existing heritage and other historic assets.	Without the Local Plan policies which protect heritage assets from the potential negative effects of development and encourages enhancements, the baseline situation is likely to continue.
Landscape		
Threats to landscape	Unmitigated development could erode local landscape character.	Without the Local Plan policies which protect the certain areas of the landscape from the possible impacts of development, the baseline situation is likely to continue. Development pressures on Green Belt are likely to contribute to landscape character degradation.



6.0 Alternatives

6.1 Introduction

The SEA Regulations require all reasonable alternatives to the draft plan to be assessed and case law¹² has determined that all options should be assessed to the same level of detail. This section presents information about the alternatives that have been considered and assessed through the SA, and the reasons for choosing the preferred options.

6.2 Scale and Distribution Options

Options assessment work was undertaken by the Derby Housing Market Area (HMA), which consists of officer representatives from Amber Valley Borough Council (AVBC), Derby City Council (DCC) and SDDC. In addition, a Growth Options Study was undertaken by AECOM¹³ and these two pieces of work have informed the preferred spatial strategy for the South Derbyshire Local Plan Part 1 Review Work. This previous work included an assessment of options in order to identify the most sustainable scale, distribution, and apportionment of Derby's unmet housing across the Derby HMA.

Options for the scale and distribution of housing need for the Derby HMA were subject to SA and a standalone report produced for the three councils in July 2024. The findings of this strategic SA are available [here](#).

The housing growth identified for the District is made up of the identified need for the District as well as unmet need from the Derby City Council area.

As set out in **Section 2.3** above, various work undertaken in the evidence gathering process for the review of Local Plan Part 1 has assessed the current status of existing housing allocations and potential, and existing housing allocations have already undergone SA testing using a similar methodology. These are therefore not considered to need further assessment at this time. Further District-wide viability work will be undertaken in order to provide greater clarity on affordable housing needs for the Plan period prior to submission.

Following Regulation 18 consultation in 2022, subsequent work was undertaken on behalf of the Derby HMA, including the HMA-wide SA which examined the scale of unmet need which the constituent local authority members (Derby City, Amber Valley and South Derbyshire) could accommodate. The HMA-wide SA looked at the distribution of Derby's unmet need, including between sites adjoining Derby.

Additional evidence, such as the Derby City capacity cap, the Local Housing Needs Assessment and the HMA Growth Options study¹⁴ also identified potential locations and strategies for growth. The Growth Study defines strategic growth locations as those accommodating a minimum of approximately 1,000 homes. The study identified 'Unsuitable Areas of Strategic Growth', 'Potential Areas for Strategic Growth' and 'Suitable Areas for Strategic Growth'.

¹² [Heard vs Broadland District Council](#), February 2012

¹³ Derby Housing Market Area Growth Options Study (AECOM, August 2021)

¹⁴ AECOM (August 2021) Derby Housing Market Area Growth Options Study



The SA of South Derbyshire's Local Plan has considered four strategic site options for distributing housing need for the Derby HMA.

Scale and distribution options within each authority have been assessed at a strategic scale, including dispersed options across South Derbyshire and sites adjoining the Derby Urban Area. Distribution options within the Derby Urban Area performed well, with SDDC able to accommodate between 75% and 100% of the Derby unmet need, equating to 6,767-9,022 homes. A Statement of Common Ground between Amber Valley, Derby City Council, Derbyshire County Council and South Derbyshire was agreed in December 2024⁶.

Distribution options assessed through the SA consisted of those which locate Derby's unmet housing need:

- Concentrated within the Derby administrative area;
- Concentrated within the Derby administrative area and the Derby Urban Fringe (land linked to the existing Derby urban area within Amber Valley and South Derbyshire); and
- Dispersed across South Derbyshire District and Amber Valley Borough.

The potential for a new settlement was also considered as a distribution option through the AECOM Study, as well as by SDDC officers in the development of the Local Plan. This was considered through the potential for "a new co-dependent or autonomous settlement". However, this was deemed not to be viable- and therefore not a reasonable alternative- due to the associated high infrastructure needs and costs when compared with an urban extension. Similarly, it was decided that a new settlement could detract from existing settlements within the District. Additionally, within South Derbyshire no site has been identified or promoted which would be able to accommodate the dwelling threshold (min. 5,000) required to sustain a new settlement.

The SA of options for the scale and distribution of housing need for the Derby HMA identified that a spatial strategy which focuses development on the urban fringe of Derby in South Derbyshire and Amber Valley would be the most sustainable option to meet the housing need required. Therefore, within South Derbyshire, four strategic sites options were identified within the Derby urban fringe:

- Site 1 - Infinity Garden Village;
- Site 2 - Thulston Fields;
- Site 3 - Land South of Mickleover; and
- Site 4 - South of Littleover.

These options have been assessed in more detail through this SA. These sites are presented in **Figure 6-1**. It should be noted that not all of these strategic sites were deemed necessary to develop in order to meet the SDDC need and unmet need from Derby. Therefore, these four sites were the reasonable alternatives which could be selected for development.



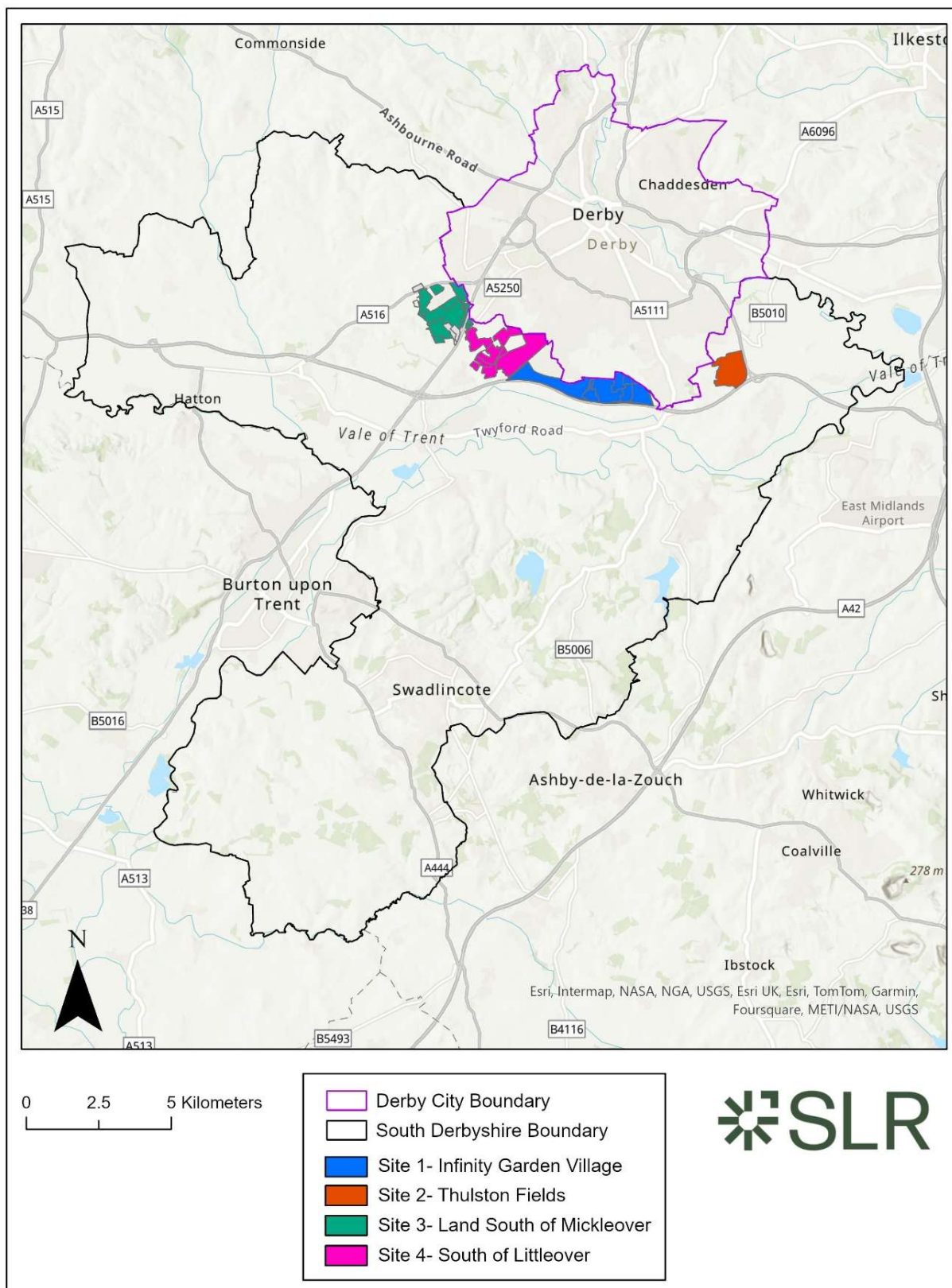


Figure 6-1: Potential Strategic Growth Sites



6.2.1 Spatial Strategy Alternatives

The updated Statement of Common Ground¹⁵ (February 2026) between Amber Valley, Derby City Council, Derbyshire County Council and South Derbyshire regarding Derby unmet need housing growth distribution reflects changes to minimum housing needs. Following Regulation 19 consultation, SDDC identified a requirement to undertake an additional assessment of Spatial Distribution Options, in order to accurately reflect the updated housing requirements within the Derby HMA, as well as ensuring all reasonable distribution of growth options have been assessed.

Four updated Spatial Distribution Options were therefore identified and assessed:

- **Option A (Preferred Option):** 100% Derby Fringe and Strategic Allocations (identified in **Section 6.3.5**);
- **Option B:** 0% Derby Fringe, 100% Swadlincote and Key Service Villages (equal split between all);
- **Option C:** 0% Derby Fringe, 50% Swadlincote and 50% Key Service Villages;
- **Option D:** 0% Derby Fringe, 40% Swadlincote, 40% split between Key Service Villages and 20% other Local Service villages; and
- **Option E:** 50% Derby Fringe, 50% equal dispersion Swadlincote and Key Service Villages.

Table 6-1 provides detail on the spatial strategy alternatives. **Table 6-2** summarises the assessment of these additional options. Full details can be found in **Appendix F**.

¹⁵ Derby Housing Market Area (HMA) Amber Valley Borough Council, Derby City Council, Derbyshire County Council and South Derbyshire District Council (February 2026)



Table 6-1: Spatial Strategy Options Description

Option	Scale of Housing Development	Option Description
Option A (Preferred Option): 100% Derby Fringe and Strategic Allocations	<ul style="list-style-type: none"> • 5,229 homes located within the Derby Fringe; • 3,753 homes located within the Strategic Allocations within the Derby Fringe; • 4,082 homes to be delivered elsewhere in the district; and • 1,066 homes located on large unallocated sites. 	Concentrate growth within the Derby Fringe, utilising the strategic sites of STRA1, STRA2 and FLG1 Brun Lane. Strategic Sites will deliver 3,753 homes during the plan period, with a further 997 to be delivered beyond the plan period.
Option B: 0% Derby Fringe, 100% Swadlincote and Key Service Villages (equal split between all)	<ul style="list-style-type: none"> • 0 Derby Fringe; and • 432 homes (rounded up) in each of Swadlincote and each of the 10 Key Service Villages. 	Spread growth evenly between Swadlincote and the Key Service Villages
Option C: 0% Derby Fringe, 50% Swadlincote and 50% Key Service Villages	<ul style="list-style-type: none"> • 0 Derby Fringe; • 2,375 homes in Swadlincote; and • 238 homes (rounded up) homes in each of the 10 Key Service Villages. 	Concentrate growth in the principal settlement of Swadlincote within the District and then distribute between the Key Service villages (next tier down in the Settlement Hierarchy)
Option D: 0% Derby Fringe, 40% Swadlincote, 40% split between Key Service Villages and 20% other Local Service villages	<ul style="list-style-type: none"> • 0 Derby Fringe; • 1,900 homes in Swadlincote; • 1,900 homes split between the Key Service Villages (190 each); and • 950 homes split between the 9 in Local Service Villages (approx.105 each). 	Concentrate growth in the principal settlement of Swadlincote within the District and then distribute between the Key Service villages (next tier down in the Settlement Hierarchy) and the Local Service Villages to spread the growth even more widely around the district.
Option E: 50% Derby Fringe, 50% equal dispersion Swadlincote and Key Service Villages	<ul style="list-style-type: none"> • 2,250 homes located on the Derby Fringe; and • 2,250 homes dispersed equally around Swadlincote and Key Service Villages. 	This option splits housing growth between the Derby Fringe and Swadlincote and Key Service Villages, but does not utilise strategic allocations.



Table 6-2: Spatial Strategy Options Assessment

Spatial Option	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Option A (Preferred Option)	-	++	+	+	+	+	++	++	+	-	--	-	+	--	+	--
Option B	?	+	-	?	+	+	0	-	-	+	--	-	-	?	?	?
Option C	?	+	-	?	+	+	0	-	0	+	--	-	-	?	?	?
Option D	?	+	-	?	?	+	-	--	--	+	--	--	--	?	?	--
Option E	?	+	+	+	+	+	+	-	-	+	--	-	-	--	?	?



The different spatial strategy alternatives have performed similarly against the majority of SA objectives, however there are some differences, with Option A (preferred strategy) having the highest quantity of significant positive effects. This is associated with housing (SO2), employment (SO7) and infrastructure (SO8). All options have resulted in potential significant negative effects upon resources (SO11) due to the anticipated utilisation of greenfield land within these spatial options, leading to the permanent loss of land.

With regards to housing (SO2), all options contribute to achieving the housing delivery figure for South Derbyshire of 15,263 homes, including meeting Derby's unmet need. Option A (preferred option) locates Derby's unmet need close to Derby, which also improves employment (SO7) opportunities for residents of these developments, due to their proximity to Derby City. Potential significant positive effects have also been identified for infrastructure (SO8) as this option is located in close proximity to Derby and its infrastructure, providing access to services located within the City. Additionally, the sites within this option are anticipated to provide new community infrastructure. However, Option A (preferred option) has also resulted in potential significant negative effects upon climate change adaptation (SO14) due to the potential for development to be located within flood zones, and the loss of greenfield land reducing green infrastructure provision. Similarly, this loss of greenfield land is anticipated to result in potential significant negative effects on landscape features (SO16).

The assessment of Options B and C have performed largely similarly. Both options have resulted in the five uncertain effects. Uncertain effects have been identified for biodiversity (SO1), quality of life (SO4), climate change adaptation (SO14), historic environment (SO15) and landscape (SO16). These effects are largely due to uncertainties surrounding the location of development in the Swadlincote area and key service villages.

The assessment of Option D has identified the highest quantity of potential significant negative effects due to the location of development around Swadlincote, key service villages and other local service villages. Due to the rural nature of development, this could increase barriers to accessing sustainable travel (SO9), and may increase pressures on rural services and infrastructure (SO8). Rural South Derbyshire also has low levels of pollution, however development in local service villages is anticipated to increase light, noise and air pollution which may also impact on the River Mease catchment, resulting in the identification of potential significant negative effects upon pollution (SO12). Similarly, the location of development for this option may increase private vehicle reliance and therefore greenhouse gas emissions (SO13). Potential significant negative effects are also anticipated for landscape (SO16) due to the potential for alteration of the rural landscape as a result of development around local service villages. Option D has also resulted in uncertain effects for biodiversity (SO1), quality of life (SO4), inequalities (SO5), change adaptation (SO14), and historic environment (SO15). These effects are largely due to uncertainties surrounding the location of development.

The assessment of Option E has identified three uncertain effects, in relation to biodiversity (SO1), historic environment (SO15) and landscape (SO16). This is largely due to uncertainties surrounding the location of development in the Swadlincote area and key service villages. The assessment has identified potential significant negative effects upon climate change adaptation (SO14) for Option E due



to the potential for development to be located within flood zones, and the loss of greenfield land reducing green infrastructure provision.

Overall, Option A (preferred option) has resulted in the highest proportion of both significant positive and minor positive effects, when compared to the reasonable alternatives. The preferred option has also resulted in the fewest significant negative and uncertain effects when compared to the alternative options. This option locates development in the north of South Derbyshire, on the Derby Fringe, which is particularly beneficial given the South Derbyshire requirement to meet Derby's unmet housing need, locating development in close proximity to Derby, helping to meet the needs of current and future populations within both South Derbyshire, and the Derby HMA.

6.2.2 Choice of Preferred Spatial Strategy Options

The preferred spatial strategy (Option A), comprising large strategic sites on the edge of Derby has been chosen due to it meeting the Derby HMA housing need where it is most needed, in close proximity to Derby, where a substantial proportion of the unmet need arises. Additionally, this Option is located in close proximity to the extensive services, employment (including the Freeport, Toyota, and Infinity Perk Derby) and leisure opportunities within Derby. This contributes to minimising both the need to travel, the distance to travel, and the public transport options in place or to be provided to increase travel options without reliance on the private car. It gives the greatest benefit in terms of matching housing delivery with the necessary infrastructure provision to support development, both in terms of funding opportunities and securing housing where it can most benefit from existing infrastructure which is more focussed in and around Derby than in more rural parts of the District.

Option A also provides opportunities for various facilities to be provided on site including a local centre, employment opportunities, education, recreation and health provision which cannot be provided to the same extent, or at all, on smaller sites and therefore is much more effective at internalising trips. It gives the greatest opportunity for a partnership approach to coordinate the provision of the more extensive and cross boundary infrastructure such as the A50 junction and link road at Infinity Garden Village, and the vehicle connections between the A516 and A38, which will assist with the long term provision of a South West Derby Integrated Transport route.

Option A also locates development in one area, which reduces intrusion into the countryside and, when compared to the reasonable alternatives, it provides homes, jobs and infrastructure in full where it is most needed. This Option also reduces the need for more dispersed, smaller scale development, which will not provide the same benefits in terms of connectivity enhancements within the sites and towards Derby.

The alternatives also do not match housing provision with the infrastructure to provide it, as well as increasing potential negative transport implications, such as longer trips and increased private vehicle reliance, as well as a failure to secure the same benefits of public transport improvements. A failure to meet cross boundary housing need will result in reduced access to much needed housing including affordable housing and could lead to adverse health implications arising from this.



6.3 Strategic Site Options

This section presents summarised findings of the assessment of the four strategic site options located in the Derby urban fringe area. Detailed strategic site options assessments can be found in **Appendix D**. The summary table contains symbols and colours showing the potential sustainability effects; the key to the sustainability effect scores is shown in **Table 6-3**. **Table 6-4** presents a summary of the assessments against each of the SA Framework Objectives.

Table 6-3: Key to Sustainability Significance Scores

Potential Sustainability Effect	Symbol
Significant positive	++
Minor Positive	+
Neutral	0
Uncertain	?
Minor Negative	-
Significant Negative	--



Table 6-4: Summary of the Strategic Site Options Assessments as Reasonable Alternatives

Site Option	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Site 1- Infinity Garden Village	+	++	0	0	0	++	++	0	+	0	--	?	0	-	0	?
Site 2- Thulston Fields	++	++	0	0	0	++	++	0	?	0	--	?	0	-	0	--
Site 3- Land South of Mickleover	++	++	0	0	0	++	++	0	+	0	--	?	0	-	?	?
Site 4- South of Littleover	+	++	0	0	0	++	++	0	+	0	--	?	0	-	0	?



6.3.1 Site 1 - Infinity Garden Village

Potential significant positive effects have been identified for Site 1 (Infinity Garden Village) in relation to SO2 (Housing), SO6 (Economy) and SO7 (Employment). A potential significant negative effect has been identified for SA11 (Resources) as the site is located on greenfield/Grade 3 agricultural land- which is classed as 'best and most versatile'- and lies partially within a sand and gravel mineral safeguarding zone and a contamination zone. The loss of greenfield land/Grade 2 and 3 agricultural land cannot be mitigated. An uncertain effect has been identified for SO12 (Pollution) as it is unclear whether mitigation would be able to minimise the increase to air, noise and light pollution that the development of the site would generate. Finally, an uncertain effect has been identified for SO16 (Landscape) as it is unclear whether mitigation would be able to prevent the 'trapping in' of current green wedges within Derby City, leading to alterations of the current landscape in both South Derbyshire and Derby City. Mitigation would be required in the form of policy wording in order to ensure the development design retains trees and hedgerows, and also links with and enhances existing green wedges within Derby City, in order to maintain a similar landscape pattern.

6.3.2 Site 2 - Thulston Fields

Potential significant positive effects have been identified for Site 2 (Thulston Fields) in relation SO1 (Biodiversity), SO2 (Housing) and SA6 (Economy) and SO7 (Employment). Potential significant negative effects have also been identified for SO11 (Resources) and SO16 (Landscape) as the site is located on greenfield/Grade 2 and 3 agricultural land- which is classed as 'best and most versatile'- and within the Green Belt. The loss of greenfield land/Grade 2 and 3 agricultural land (including Green Belt land) cannot be mitigated. It is acknowledged that Green Belt is a planning designation and in response to consultation comments received during the Regulation 18 consultation (between October and December 2024) the strategic site options assessment has been reviewed. If the Green Belt designation was disregarded, the assessment of Site 2 against SO16 would be uncertain and all of the strategic site options would therefore have the same performance against this SA criterion. This is demonstrated within Table 6-5 below.

Table 6-5: Summary of the Strategic Site Options Assessments as Reasonable Alternatives Against SA16 Disregarding Green Belt designation

Site Option	SA16
Site 1- Infinity Garden Village	?
Site 2- Thulston Fields	?
Site 3- Land South of Mickleover	?
Site 4- South of Littleover	?

An uncertain effect has been identified for Site 2 (Thulston Fields) against SO9 (Sustainable Travel) as it is unclear whether mitigation would be able to minimise issues identified in relation to access to the site/congestion on the wider road network as a result of the development. Site 1 (Infinity Garden Village), Site 3 (Land South of Mickleover) and Site 4 (South of Littleover) would all assist in the delivery of



the South Derby Integrated Transport Link, but this is not the case for Site 2 (Thulston Fields). Finally, an uncertain effect has been identified for Site 2 (Thulston Fields) against SO12 (Pollution) as it is unclear whether mitigation would be able to minimise the increase to air, noise and light pollution that the development of the site would generate.

6.3.3 Site 3 - Land South of Mickleover

Potential significant positive effects have been identified for Site 3 (Land South of Mickleover) in relation to SO1 (Biodiversity), SO2 (Housing), SO6 (Economy) and SO7 (Employment). A potential significant negative effect has been identified for SO11 (Resources) as the site is located on greenfield/Grade 3 agricultural land- which is classed as 'best and most versatile'. The loss of greenfield land/Grade 3 agricultural land cannot be mitigated. An uncertain effect has been identified for SO12 (Pollution) as it is unclear whether mitigation would be able to minimise the increase to air, noise and light pollution that the development of the site would generate. An uncertain effect has been identified for SO15 (Historic Environment) as the site lies within 150m of two listed buildings (Grade II Church at Pastures Hospitals and Grade II Winter Garden at Pastures Hospital). Mitigation would be required in the form of policy wording in order to secure mitigation for these nearby assets.

Finally, an uncertain effect has been identified for SO16 (Landscape) as it is unclear whether mitigation would be able to prevent current green wedges within Derby City from being surrounded by urban development, leading to alterations of the current landscape in both South Derbyshire and Derby City. Mitigation would be required in the form of policy wording in order to ensure the development design retains trees and hedgerows, and also links with and enhances existing green wedges within Derby City, in order to maintain a similar landscape pattern.

6.3.4 Site 4 - South of Littleover

Potential significant positive effects have been identified for Site 4 (South of Littleover) in relation to SO2 (Housing), SO6 (Economy) and SO7 (Employment). A potential significant negative effect has been identified for SO11 (Resources) as the site is located on greenfield/Grade 3 agricultural land- which is classed as 'best and most versatile'- and lies partially within a sand and gravel mineral safeguarding zone and a historic landfill site. The loss of greenfield land/Grade 3 agricultural land cannot be mitigated. An uncertain effect has been identified for SO12 (Pollution) as it is unclear whether mitigation would be able to minimise the increase to air, noise and light pollution that the development of the site would generate.

All options, if taken forward, would be designed to retain and enhance features of ecological significance such as trees including Tree Preservations Order (TPO) trees, hedgerows and would incorporate 10% on site BNG. Due to the scale of the options, all of them, including Site 1 (Infinity Garden Village) and Site 4 (South of Littleover), have potential to deliver significant built development without adversely affecting biodiversity assets on or near the sites. An uncertain effect has been identified for SO16 (Landscape) for Site 3 ((Land South of Mickleover) as it is unclear whether mitigation would be able to prevent the isolation of green wedges within Derby City from surrounding countryside, leading to alterations of the current landscape in both South Derbyshire and Derby City. As for strategic site options 1



and 3, mitigation would be required in the form of policy wording in order to ensure the development design retains trees and hedgerows, and also links with and enhances existing green wedges within Derby City, in order to maintain a similar landscape pattern.

6.3.5 Choice of Preferred Strategic Site Options

Following the assessment of the strategic site options as reasonable alternatives, two sites were chosen as preferred options for inclusion within the Local Plan Part 1 Review (Site 1: Infinity Garden Village and Site 3: Land South of Mickleover). These sites have been further developed into policies within the draft Local Plan Part 1 Review. These are:

- Policy STRA1: Infinity Garden Village Mixed Use Allocation; and
- Policy STRA2: Land South of Mickleover.

Policy FLG1: South of Mackworth will also be delivered as a strategic site, following amendment of the policy to deliver housing within the plan period as opposed to post plan period.

Site 2: Thulston Fields was not progressed as it was decided that exceptional circumstances did not exist to develop the Green Belt land that the site was designated as, as the need could be met through non-Green Belt allocations (Site 1: Infinity Garden Village and Site 3: Land South of Mickleover). Irrespective of its Green Belt location, Site 2 would amount to a significant extension into open countryside which would not round off the southeastern edge of Derby and instead would comprise a significant limb extending out from the city.

Site 4 (South of Littleover) is not as closely located to large employers in the area such as Toyota and the Freeport (for South of Mickleover) or Infinity Park Derby (for Infinity Garden Village). The issues around viability with multiple landowners was also identified as an issue in the AECOM Growth Options Study for South of Littleover (Site 4). The site would also amount to a greater encroachment into the countryside in comparison to the two selected sites and would reduce the separation between Derby and the nearest village of Findern.

The chosen strategic site allocation options are considered likely to result in significant positive effects with regards to SO6 (Economy) and SO7 (Employment) due to the proximity of Site 1 (Infinity Garden Village) to Infinity Park Derby and the benefits it can deliver by extending this existing employment area with 70ha of additional employment land.

Site 1 (Infinity Garden Village) has a strong degree of containment provided by the A50 and significant opportunities to directly assist in the delivery of regional scale employment opportunities with a 70ha extension to Infinity Park Derby. Development at Site 1 (Infinity Garden Village) is an essential component of the Business Case to secure the public funding for the new access onto the A50 which in itself is critical to the delivery of the mixed use employment and residential development allocated on this site.

For Site 3 (Land South of Mickleover), its location close to the existing Toyota facility and the proposed Freeport should result in significant positive effects and combined, the allocation of both of these sites with the Freeport is more likely to result in



positive cumulative effects against SO6 (Economy) and SO7 (Employment) than Site 2 (Thulston Fields) and Site 4 (South of Littleover).

It is uncertain whether Policy FLG1: South of Mackworth will provide benefits in relation to these SA objectives, as the site is not in close proximity to an existing employment centre, and it is unclear whether the site will be designated as mixed use.

Site 3 (Land South of Mickleover) can be developed for 2,500 homes in a contained manner rounding off the built form of Derby and does not result in a significant encroachment into the countryside, with development concentrated on the eastern part of the site between the existing Pastures Hospital Estate and the A38 with additional housing development beyond the A38 to the east. This minimises the degree of coalescence between settlements with an ability to deliver the 2,500 homes together with employment development and the necessary infrastructure without reducing the existing open gap between the closest village to the south which is Burnaston. The site is of a scale that provides the opportunity to create a Country Park in close proximity to existing housing at the Pastures Hospital Estate, delivering mitigation and via enhancement of the setting of the Listed buildings within the Pastures Hospital Estate.

Policy FLG1: South of Mackworth will deliver housing numbers of up to 250 homes within South Derbyshire and will also support the provision of new homes within Amber Valley, close to the District boundary. The site currently has poor access to some community services and facilities, however the policy suggests that the developed site will include a new neighbourhood centre, primary and secondary school provision, and a 3g playing pitch to offset these access issues. The policy will also require measures to be implemented to mitigate the impact of the development on transport infrastructure, such as through the potential construction of a new highway, as well as the provision of improved public and active travel methods.

Following their selection as preferred strategic site options, Site 1: Infinity Garden Village and Site 3: Land South of Mickleover were reassessed as preferred allocation sites with accompanying Local Plan Part 1 policies. The findings of these assessments, alongside Policy FLG1: South of Mackworth, can be found in **Section 7.2** and **Appendix E**.

6.4 Employment Land Options

In the Regulation 18 version of the draft Local Plan Part 1 Review employment land was allocated in the following strategic sites:

- Policy STRA1: Infinity Garden Village;
- Policy STRA2: South of Mickleover; and
- Policy STRA3: Former Drakelow Power Station.



6.4.1 Employment Land Alternatives

In response to consultation comments regarding the assessment of alternatives for employment land allocations, the four strategic site options have been reassessed on the assumption that all of the options would provide up to 10ha of employment land, with Site 1- Infinity Garden Village providing 70ha. The findings of the reassessment of options are presented in **Section 6.3**.

The SA consultants have also examined the Derby and South Derbyshire Employment Land Review (ELR)¹⁶ in order to review how reasonable alternative employment land options have been identified.

The ELR has considered potential future employment land supply. The candidate sites considered were those that Derby City Council and South Derbyshire District Council have received through multiple rounds of the Call for Sites process. There were some sites however, that were submitted after the ELR process had been undertaken.

The candidate sites were appraised against high-level constraints some of which overlap with the SA (i.e. accessibility via public transport, heritage assessment, flood risk, habitats on site, neighbouring uses, contamination, green wedges etc.). The appraisals were informed by the Council's SHELAA analyses of each site; their 'fit' with identified market demand/ability to fill a defined supply gap and potential ability to deliver premises within the next Local Plan period. Following the appraisals and identification of OAN, paragraph 10.87 of the ELR recommended 13 site options in South Derbyshire for further consideration in the Local Plan development process. At paragraph 11.15, the ELR goes on to recommend that:

"Local Plans, particularly in South Derbyshire, consider E(g), B2, B8 allocations relating to:

- *Site 130: Land south of the A50 (Strategic Rail Freight Interchange) (255 ha) – Reflecting the national Freeport designation here, the desires of major employer Toyota to expand its operations and the growing regional market for B2/B8 facilities*
- *Former Drakelow Power Station (68 ha) – Reflecting the need to find a re-use for this major infrastructure site and the advanced state of investment plans by owner E-On and the fact that proposals will again meet larger than local needs for B2/B8 premises*
- *Site 090 (including 137): Infinity Garden Village, Land between Sinfin and Chellaston (Including Land East of Deep Dale Lane, Derby) (293.56 (of which consent is being actively sought on 21 for E(g)/B-Class uses and 30 ha is protected in the Local Plan, with potentially still more available in the long term)) – A strategic mixed-use scheme is proposed of which E(g)/B-Class uses are a modest element. The appropriateness of the wider scheme, its*

¹⁶ BE Group (October 2023) Employment Land Review Derby City Council and South Derbyshire District Council



links to existing/emerging policy and its links to the established IPD scheme will need to be reviewed in their entirety before any allocation of employment land is made. E(g)/B-Class development here would be cross boundary in nature, supporting both Derby and the A50 Corridor, as well as meeting the specific employment needs of the Garden Village community, if consented for development.”

SDDC took on board the ELR recommendation to allocate these three sites for employment use within the Local Plan Part 1 Review and these are reflected within the draft Local Plan Part 1 Review (both Regulation 18 and Regulation 19 versions).

Although sustainability considerations have been taken into consideration within the appraisal of candidate sites in the ELR, it is nonetheless recognised that the ELR identifies reasonable alternatives to the three chosen new employment allocations within the Local Plan Part 1 Review and this therefore represented a gap within the SA.

The 13 recommended employment site options identified at paragraph 10.87 (including the preferred allocations) within the ELR, plus site 234, which adjoins site 192, have therefore subsequently been subject to SA to the same level of detail to allow comparison. The assessment findings can be found in **Appendix G** and are summarised within **Table 6-6**.



Table 6-6: Summary of Alternative Employment Site Options Assessment

Site Option	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Site 024/067/198 Land south of Uttoxeter Road Foston	+	0	-	0	+	++	++	?	-	0	--	0	?	0	0	0
Site 055 East of Swarkestone Road, Chellaston	0	0	-	0	+	++	++	?	+	0	--	0	?	0	0	0
Site 057 Land north west of Swarkestone Road, Chellaston	--	0	-	0	+	++	++	?	+	0	--	0	?	--	--	0
Site 061 Land to the East Side of Swarkestone Road, Spring Farm	0	0	-	0	+	++	++	?	--	0	--	0	?	0	0	0
Site 090 (inc 137) Infinity Garden Village inc land East of Deep Dale Lane (Preferred Site)	0	0	+	0	+	++	++	?	+	0	--	0	?	--	0	0
Site 96 Axis 50 , Willington	-	0	+	0	+	+	+	?	+	0	--	0	?	0	--	--



Site Option	SA Objectives															
Site 117 Land at Mercia Marina	-	0	-	0	+	+	+	?	-	0	+	0	?	0	0	-
Site 130 Land south of the A50 (Strategic Rail Freight Interchange) (Preferred Site)	+	0	+	0	+	+	++	?	--	0	--	0	?	--	0	0
Site 150 Talbot Farm, 75 Derby Road Hilton	-	0	+	0	+	+	+	?	-	0	-	0	?	0	0	0
Sites 152, 155, 156 Land at Bannell's Lane and Etwall Road, Micklover	--	0	+	0	+	++	++	?	-	0	--	0	?	0	0	-
Site 192 Land Northwest of A516, north of Hilton	-	0	-	0	+	+	+	?	-	0	--	0	?	0	-	0
Site 211 Former Drakelow Power Station (Preferred Site)	--	0	+	0	+	+	+	?	+	0	--	-	?	--	--	-
Site 162 Land north east of the A38, A50, Toyota Junction , Findern	+	0	-	0	+	++	++	?	--	0	--	0	?	0	0	-
Site 234 Willowpit Lane, north of Hilton	-	0	-	0	+	++	++	?	-	0	--	0	?	0	0	0



The majority of employment site alternatives have the potential to result in significant positive effects on economy (SO6) and employment (SO7). If they were developed for employment uses the sites are anticipated to result in economic growth within the local area, across multiple sectors, as well as providing increased employment opportunities, some of which may be of high value.

All employment site alternatives have the potential to result in uncertain effects on infrastructure (SO8) due to uncertainties surrounding the potential for increased road traffic using the transport network. The assessments have also identified uncertain effects on climate change contributions (SO13) due to the uncertainties surrounding the implementation of renewable energy generation, as well as the potential for increased greenhouse gas emissions resulting from increased vehicle movements. However, this is likely to be determined by individual scheme design.

Three sites (057, 152 (inc. 155, 156) and 211) have the potential to result in significant negative effects on biodiversity (SO1) due to their location, intersecting designated natural conservation sites or protected assets, and therefore may result in damage to or loss of these assets. Similarly, the majority of sites have the potential to result in significant negative effects upon resources (SO11) due to their locations on greenfield land. Development at these sites would therefore result in the permanent loss of greenfield land, some of which is deemed to be the best and most versatile (BMV) agricultural land. Additionally, three site alternatives (057, 96, and 211) have the potential to result in significant negative effects on the historic environment (SO15). These sites intersect with designated historic assets and there is potential that development of the sites may result in damage or loss of these assets, as well as alterations to their settings.

Three of the sites (061, 130, and 162) have the potential to result in significant negative effects on sustainable travel (SO9) due to their locations away from public and active transport modes, increasing barriers to these modes and encouraging private vehicle use.

Four sites (057, 090 (inc 137), 130, and 211) have the potential to result in significant negative effects on climate change adaptation (SO14) as these sites are located within areas of flood zone 3 and within close proximity to a watercourse, resulting in high risk of flooding at the site that may be exacerbated by development and increases in impermeable surfaces.

Overall, the performance of site alternatives varies, with the majority of sites resulting in at least one potential significant negative effect and at least one potential significant positive effect. Sites 057 and 211 have both resulted in the highest quantity of potential significant negative effects (four). Conversely, Sites 117 and 150 are not anticipated to result in any potential significant positive or significant negative effects.

6.4.2 Choice of Preferred Employment Site Allocations

Following the assessment of alternative employment sites, the choice of preferred employment allocations has not altered. As part of the Local Plan Part 1, there are opportunities to address potential negative impacts that may arise from employment site allocations, through mitigation measures identified in emerging Local Plan policies. Were appropriate, these have been identified within **Appendix G**.



7.0 Assessment of the Draft Local Plan Preferred Policies

7.1 Introduction

The summary tables in this section present the sustainability performance of the preferred policies of the draft Local Plan. The policies are arranged within the following chapters and this section follows the same structure:

- Spatial Strategy;
- Strategic Allocations;
- Housing;
- Employment and the Economy;
- Sustainable Development;
- Built and Natural Environment; and
- Infrastructure.

Detailed assessments of the policies (including the strategic site allocation policies) can be found in **Appendix E**.

The assessments of the preferred policies take into account mitigation provided by all of the policies within the plan, such as requirements to retain landscape and habitat features on strategic sites and ensuring infrastructure needs of new developments are met.

The policies assessed are listed in the left-hand column of each summary table. A discussion of the performance of the policies within each chapter is provided under each summary table. The key to the sustainability effect scores is shown in **Table 6-3**.



7.2 Performance of Spatial Strategy Policies

The Spatial Strategy chapter contains two amended policies, as shown in the summary table below.

Table 7-1: Summary of the Spatial Strategy Policy Assessments

Policy	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Policy S1: Sustainable Growth Strategy	0	++	++	0	0	++	++	++	0	0	--	?	0	+	+	+
Policy S4: Housing Strategy	0	++	0	0	0	+	0	0	0	0	--	?	0	0	?	?
Policy S5: Employment Land Strategy	0	0	+	0	0	++	++	+	+	+	--	?	+	-	?	-
Policy S6: Sustainable Access	0	0	+	0	0	0	0	++	++	0	0	+	+	0	0	0



The policies within the Spatial Strategy chapter generally perform well against the SA objectives, with potential significant effects being identified in relation to SO2 (Housing), SO3 (Accessibility and Health), SO6 (Economy), SO7 (Employment), SO8 (Infrastructure) and SO9 (Sustainable Travel).

A potential significant negative effect has been identified for SO11 (Resources) for Policy S1: Sustainable Growth Strategy and Policy S4: Housing Strategy as the development of 15,263 homes over the plan period will lead to a significant amount of development on greenfield land (e.g. large strategic sites such as Infinity Garden Village and Land South of Mickleover). This will lead to permanent and irreversible loss of this landscape type.

An uncertain effect has been identified for SO12 (Pollution) for Policy S1: Sustainable Growth Strategy and Policy S4: Housing Strategy as the development of 15,263 homes over the plan period could contribute to air, noise and light pollution. It is noted that this will be dependent on the location and design of developments however, making it difficult to determine what impact this could have. An uncertain effect has been identified for SO15 (Historic Environment) for Policy S4: Housing Strategy as the uncertainty surrounding the location of the 1,788 homes to be delivered as windfall developments makes it difficult to determine whether there would be a negative effect on heritage assets. Similarly, an uncertain effect has been identified for SO16 (Landscape) for Policy S4: Housing Strategy as the uncertainty surrounding the location of the 1,788 homes to be delivered as windfall developments makes it difficult to determine whether an impact would be generated on landscape, such as coalescence or development on greenfield land.



7.3 Performance of Strategic Policies

The assessment of the preferred strategic sites policies can be found in the summary table below.

Table 7-2: Summary of the Preferred Strategic Sites Policies

Site Option	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Policy STRA1: Infinity Garden Village Mixed Use Allocation	++	++	++	0	0	++	++	++	+	0	--	?	0	-	0	-
Policy STRA2: Land South of Mickleover	++	++	+	0	0	++	++	+	+	0	--	?	0	-	0	-
Policy STRA3: Former Drakelow Power Station	++	0	+	0	0	++	++	+	+	0	?	?	+	-	?	0
Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth	0	++	+	0	0	?	?	+	+	0	--	?	+	0	?	?



The preferred strategic sites policies generally perform well against the SA objectives, with potential significant effects being identified in relation to SO1 (Biodiversity), SO2 (Housing), SO3 (Accessibility and Health), SO6 (Economy), SO7 (Employment), and SO8 (Infrastructure).

A potential significant negative effect has been identified for SO11 (Resources) for both Policy STRA1: Infinity Garden Village Mixed Use Allocation and Policy STRA2: Land South of Mickleover as the sites are located on greenfield/Grade 3 agricultural land- which is classed as 'best and most versatile'. The loss of greenfield land/Grade 3 agricultural land cannot be mitigated.

An uncertain effect has been identified for SO11 (Resources) for Policy STRA3: Former Drakelow Power Station as it is unclear whether all impacts relating to the contaminated land aspect of the site can be mitigated through the policy. An uncertain effect has been identified for SO12 (Pollution) for Policy STRA1: Infinity Garden Village Mixed Use Allocation, Policy STRA2: Land South of Mickleover and Policy STRA3: Former Drakelow Power Station as it is unclear whether mitigation would be able to minimise the increase to air, noise and light pollution that the development of the sites would generate.

A potential significant positive effect being identified in relation to SO2 (Housing) for Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth. A potential significant negative effect has been identified for SO11 (Resources) as the area is located on greenfield/Grade 3 agricultural land- which is classed as 'best and most versatile'. The loss of greenfield land/Grade 3 agricultural land cannot be mitigated.

Five uncertain effects have been identified in relation to Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth. These are for SO6 (Economy) and SO7 (Employment) as it is unclear whether the adjoining Area of Future Growth in Amber Valley would be a mixed-use development, thus providing opportunities for economic growth and employment. An uncertain effect has been identified for SO12 (Pollution) as it is unclear whether mitigation would be able to minimise the increase to air, noise and light pollution that the development of the area would generate. An uncertain effect has been identified for SO15 (Historic Environment) as it is unclear where heritage assets may be affected by the Area of Future Growth. Finally, an uncertain effect has been identified for SO16 (Landscape) as it is unclear whether the Area of Future Growth would cause alterations to the landscape, as this is dependent on how the area is designed to integrate with the adjoining Area of Future Growth in Amber Valley.



7.4 Performance of Housing Policies

The Housing chapter contains four amended policies, as shown in the summary table below.

Table 7-3: Summary of the Housing Policy Assessments

Policy	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Policy H1: Settlement Hierarchy	0	0	+	0	0	0	0	0	0	+	0	0	0	0	0	+
Policy H20: Housing Balance & Custom/Self-build	0	++	0	0	+	0	0	0	0	0	0	0	0	0	0	0
Policy H21: Affordable Housing	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy H22: Gypsies and Travellers and for Travelling Showpeople	+	++	+	+	+	0	0	0	0	0	0	0	0	+	0	0



The policies within the Housing chapter generally perform well against the SA objectives, with potential significant positive effects being identified in relation to SO2 (Housing) for Policy H20: Housing Balance & Custom/Self-build and Policy H22: Gypsies and Travellers and for Travelling Showpeople. An uncertain effect has been identified in relation to SO2 (Housing) for Policy H21: Affordable Housing as the policy permits a lower proportion of development where a viability assessment demonstrates that the 30% requirement cannot be achieved. It is therefore unclear how many sites will provide 30% of affordable housing. No potential negative effects have been identified.



7.5 Performance of Employment and Economy Policies

The Employment and Economy chapter contains five amended policies, as shown in the summary table below.

Table 7-4: Summary of the Employment and Economy Policy Assessments

Policy	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Policy E1: Strategic Employment Land Allocation	0	0	+	0	0	++	++	+	+	0	--	?	+	-	?	-
Policy E2: Other Industrial and Business Development	+	0	+	0	0	+	0	+	0	0	0	0	0	0	+	+
Policy E3: Existing Employment Areas	0	0	0	0	0	+	0	+	0	0	0	+	0	0	+	0
Policy E6 Woodville Regeneration Area	?	++	?	0	0	+	+	+	+	0	++	0	0	0	++	0



Policy	SA Objectives																
Policy E7 Rural Employment Development	+	0	0	0	0	0	+	+	+	0	0	0	0	0	0	+	0



The policies within the Employment and Economy chapter generally perform well against the SA objectives, with potential significant positive effects being identified in relation to SO2 (Housing), SO6 (Economy), SO7 (Employment), SO11 (Resources), and SO15 (Historic Environment).

An uncertain effect has also been identified for SO1 (Biodiversity) for Policy E6 Woodville Regeneration Area as the precise actions needed to enable regeneration of Woodville and Swadlincote are unclear, making it difficult to determine whether there will be an impact on biodiversity. An uncertain effect has also been identified for SO3 (Accessibility and Health) for Policy E6 Woodville Regeneration Area, as it is unclear whether community facilities will be included within development related to the regeneration on Woodville. It is also unknown if the existing services and facilities within Woodville will be able to accommodate the needs of an additional 300 households resulting from the regeneration. No potential negative effects have been identified.

An uncertain effect has been identified for Policy E1: Strategic Employment Land Allocation for SO12 (Pollution) as it is unclear whether mitigation would be able to minimise the increase to air, noise and light pollution that the development of employment sites would generate. Similarly, an uncertain effect is identified for SO15 (Historical Environment) for Policy E1 as it is unclear whether all impacts on nearby heritage assets can be mitigated through the policy.



7.6 Performance of Sustainable Development Policies

The Sustainable Development chapter contains four amended policies, as shown in the summary table below.

Table 7-5: Summary of the Sustainable Development Policy Assessments

Policy	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Policy SD2: Flood Risk	+	0	+	0	0	+	0	0	0	0	0	+	0	++	0	0
Policy SD3: Sustainable Water Supply, Drainage and Sewerage Infrastructure	+	0	+	0	0	0	0	0	0	0	0	0	0	++	0	0
Policy SD4: Contaminated Land and Mining Legacy	0	0	+	0	0	0	0	0	0	0	+	+	0	0	0	+
Policy SD6: Sustainable Energy and Power Generation	+	0	0	0	0	0	+	0	0	0	+	+	++	0	+	+



The policies within the Sustainable Development chapter generally perform well against the SA objectives, with potential significant positive effects being identified in relation to SO13 (Climate Change Contributions) and SO14 (Climate Change Adaptation). No potential negative or uncertain effects have been identified.



7.7 Performance of Built and Natural Environment Policies

The Built and Natural Environment chapter contains three amended policies, as shown in the summary table below.

Table 7-6: Summary of the Built and Natural Environment Policy Assessments

Policy	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Policy BNE1 Design Excellence	+	0	+	++	0	0	0	0	++	+	+	0	0	0	+	+
Policy BNE2: Heritage Assets	+	0	0	0	0	+	+	0	0	+	0	0	0	0	++	+
Policy BNE3: Biodiversity	++	0	+	0	0	0	0	0	0	0	0	+	0	+	0	+
Policy BNE4 Landscape Character and Local Distinctiveness	+	0	0	0	0	+	0	0	0	0	+	0	0	0	+	++



The policies within the Built and Natural Environment chapter generally perform well against the SA objectives, with potential significant positive effects being identified in relation to SO1 (Biodiversity), SO4 (Quality of Life), SO9 (Sustainable Travel), SO15 (Historic Environment) and SO16 (Landscape). No potential negative or uncertain effects have been identified.



7.8 Performance of Infrastructure Policies

The Infrastructure chapter contains nine amended policies, as shown in the summary table below.

Table 7-7: Summary of the Infrastructure Policy Assessments

Policy	SA Objectives															
	Biodiversity	Housing	Accessibility and Health	Quality of Life	Inequalities	Economy	Employment	Infrastructure	Sustainable travel	Town and Village Centres	Resources	Pollution	Climate Change Contributions	Climate Change Adaptation	Historic Environment	Landscape
	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16
Policy INF1: Infrastructure and Developer Contributions	0	0	+	0	0	0	++	++	+	0	+	+	0	+	0	0
Policy INF2: Sustainable Transport	+	0	+	0	0	+	+	+	++	0	0	+	++	0	0	0
Policy INF3: East Midlands Intermodal Park Strategic Rail Freight Interchange/ East Midlands Freepoint	+	0	+	0	0	++	++	+	+	0	?	?	+	-	0	-
Policy INF4: Transport Infrastructure	+	0	+	0	0	+	+	+	+	0	0	-	0	+	+	+



Policy	SA Objectives																
Improvement Schemes																	
Policy INF5: East Midlands Airport	-	0	0	0	0	+	+	-	0	0	0	0	-	0	0	0	
Policy INF6: Community Facilities	0	+	+	+	0	+	+	++	+	+	0	0	0	0	0	0	
Policy INF7: Blue and Green Infrastructure	++	0	++	+	+	+	0	+	+	0	0	++	+	+	+	+	
Policy INF8: The National Forest	++	0	+	0	0	++	+	0	+	0	0	+	+	0	0	+	
Policy INF9: Open Space, Sport and Recreation	+	0	+	+	+	0	+	+	+	+	0	0	0	0	0	?	
Policy INF10: Tourism Development	+	0	0	0	0	++	+	0	+	+	0	+	0	0	+	+	



The policies within the Infrastructure chapter generally perform well against the SA objectives, with potential significant positive effects being identified in relation to SO1 (Biodiversity), SO3 (Accessibility and Health), SO6 (Economy), SO7 (Employment), SO8 (Infrastructure), SO9 (Sustainable Travel), SO12 (Pollution) and SO13 (Climate Change Contributions).

An uncertain effect has been identified in relation to SO11 (Resources) for Policy INF3: East Midlands Intermodal Park Strategic Rail Freight Interchange/ East Midlands Freeport as it is unclear whether all impacts relating to the contaminated land aspect of the site can be mitigated through the policy. An uncertain effect has also been identified for SO12 (Pollution) for Policy INF3: East Midlands Intermodal Park Strategic Rail Freight Interchange/ East Midlands Freeport as it is unclear whether mitigation would be able to minimise the increase to air, noise and light pollution that the development of the sites would generate. An uncertain effect has been identified for SO16 (Landscape) for Policy INF9: Open Space, Sport and Recreation as it is unclear whether the development of new sports and recreational facilities will alter the landscape.

No potential significant negative effects have been identified.

8.0 Habitats Regulation Assessment

This section summarises the separate HRA Screening Report¹⁷. **Figure 8-1** sets out the overall HRA process in accordance with Communities and Local Government draft guidance. Current best practice demonstrates that a blurring of the tasks in an iterative manner is the most effective method of assessing a plan as it develops.

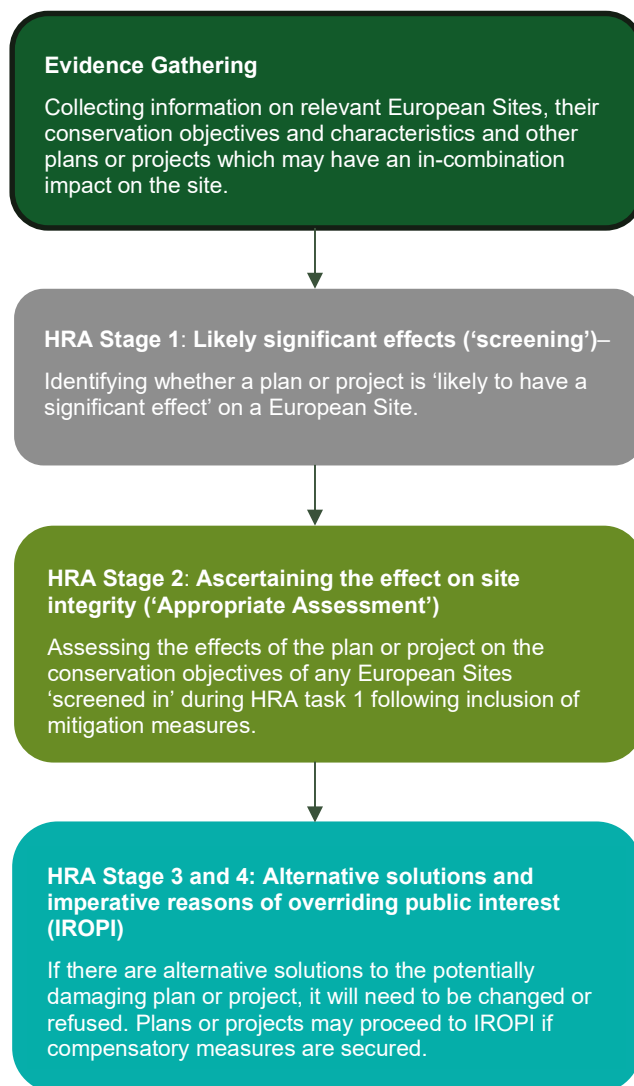


Figure 8-1: The HRA Process

The HRA process requires close working with Natural England in order to agree the process and outcomes and, if necessary, obtain information and agree mitigation proposals.

¹⁷ SLR (March 2025) South Derbyshire District Council Local Plan Habitats Regulations Assessment Screening Report



8.1 Screening

The purpose of screening is to identify whether a plan or project could result in Likely Significant Effects (LSE) on any of the Habitats Sites included within the scope of the HRA, in terms of its conservation objectives and qualifying interests.

Each preferred policy within the draft Local Plan has been screened to identify pathways between the policies and the Habitats Sites, in isolation and/or in combination with other plans or projects.

The HRA screening considers the following Habitats Sites:

- River Mease SAC;
- West Midlands Mosses SAC;
- Midland Meres and Mosses – Phase 1 Ramsar site (coterminous with West Midlands Mosses SAC);
- Bees Nests and Green Clay Pits SAC;
- Peak District Dales SAC;
- Gang Mine SAC;
- Pasturefields Salt Marsh SAC;
- Cannock Extension Canal SAC; and
- Cannock Chase SAC.

The Regulation 19 draft Local Plan Part 1 Review was subject to screening in February / March 2025 to determine whether an LSE on a relevant Habitats Site could exist. This identified the potential for the draft Local Plan to result in LSEs on all of the Habitats Sites in relation to physical damage, disturbance (audio or visual) and Invasive Non-Native Species (INNS) or undesirable species in combination. The River Mease SAC may also be impacted by hydrological changes, pollution (aerial or waterborne) and turbidity and siltation through hydrological pathways which may arise from the Local Plan alone or in-combination.

The HRA therefore needed to progress to the next stage, Appropriate Assessment (AA).

8.2 Appropriate Assessment

The South Derbyshire Local Plan HRA has been submitted as a standalone document alongside this SA Report and the proposed modifications to the Regulation 19 Local Plan Part 1 (Publication Version).

The HRA has determined that there should be no adverse effect on the integrity of any Habitats Sites alone or in combination arising from physical damage, disturbance, or the spread of INNS or undesirable species. Local Plan policies Policy INF9: Open Space and Recreation, INF8: The National Forest, INF3: Green and Blue Infrastructure, EN1: Nature Conservation/ Biodiversity Net Gain, and AP5: Health and Wellbeing - in combination with similar policies within other Plans - will provide mitigation against the deterioration of conditions on those Habitats Sites which have been screened in for this risk- particularly if the wording is strengthened. This would make it possible to avoid any adverse effects on these Habitats Sites.



However, there is a potential for hydrological changes due to a number of policies that may lead to hydrological changes due to increased levels of abstraction or discharge, which could occur during construction as well as once development or proposals are operational. During construction there is also potential for development to increase levels of dust, debris and mobilise silt to runoff into watercourses and lead to negative effects such as turbidity and siltation. All of these have potential to adversely affect the qualifying features of the River Mease SAC, if located within its catchment.

Mitigation is provided by SDDC Local Plan policies BNE4: Biodiversity, SD3: Sustainable Water Supply, Drainage and Sewerage Infrastructure and SD2: Flood Risk, which support the protection of the River Mease SAC from hydrological degradation as a result of development resulting from the Local Plan. Neighbouring Local Plan policies also provide mitigation, particularly those policies which relate directly to the protection of the River Mease SAC.



9.0 Potential Cumulative Effects

9.1 Intra-Plan Cumulative Effects

This section describes potential cumulative effects which may arise as a result of the draft Local Plan Part 1 Review. Potential cumulative effects have been identified in the assessment of the draft Local Plan policies (with regards to the potential effects of the policies interacting or combining) and the assessment of the strategic site options.

Potential cumulative effects identified in the assessment of policies and sites are listed in **Table 9-1** and **Table 9-2** respectively.



Table 9-1: Potential Cumulative Effects Identified in the Assessment of Local Plan Policies

Policy	SA Objective	Significance	Description of Potential Cumulative Effects
Policy SD2: Flood Risk Policy SD3: Sustainable Water Supply Policy BNE3: Biodiversity Policy BNE4: Landscape Character and Local Distinctiveness Policy INF7: Blue and Green Infrastructure Policy INF8: The National Forest Existing policies: S3, S8, SD1	SO1 (Biodiversity)	++	Policies that work towards the protection and enhancement of biodiversity will support habitats and species across the District.
Policy S4: Housing Strategy Policy H20: Housing Balance & Custom/Self-build Policy H22: Gypsies and Travellers and for Travelling Showpeople Policy E6 Woodville Regeneration Area	SO2 (Housing)	++	Policies that make provision for housing and gypsies and traveller pitches will help to ensure that more residents have access to housing, including developments that are affordable and meet the needs of a range of residents.
Policy S6: Sustainable Access Policy H1: Settlement Hierarchy Policy H22: Gypsies and Travellers and for Travelling Showpeople	SO3 (Accessibility and Health), SO9 (Sustainable Transport)	++	Policies that encourage development within areas which have existing good access to local services and facilities and public transport/active travel links will support the accessibility of future residents to local services and facilities.
Policy STRA1: Infinity Garden Village Mixed Use Allocation Policy STRA2: Land South of Mickleover. Policy STRA3: Former Drakelow Power Station Policy E1: Strategic Employment Land Allocation Policy E2: Other Industrial and Business Development Policy E6: Woodville Regeneration Area	SO6 (Economy), SO7 (Employment)	++	Policies that support the development of different industries across South Derbyshire will help to grow the economy, as well as provide a range of employment opportunities for residents.



Policy	SA Objective	Significance	Description of Potential Cumulative Effects
Policy E7: Rural Employment Development Policy SD6: Sustainable Energy and Power Generation Policy INF1: Infrastructure and Developer Contributions Policy INF2: Sustainable Transport Policy INF3: Strategic Rail freight Interchange/ Freeport Policy INF4: Transport Infrastructure Improvement Schemes Policy INF6: Community Facilities Policy INF8: The National Forest Policy INF10: Tourism Development Existing policies: S7			
Policy S6: Sustainable Access Policy INF2: Sustainable Transport Policy INF7: Blue and Green Infrastructure Existing policies: S3, S8, SD1	SO12 (Pollution), SO13 (Contributions to Climate Change)	++	Policies to support the development of public transport and active travel links could reduce the use of private cars across the District, thus avoiding the emission of air pollutants.



Table 9-2: Potential Cumulative Effects Identified in the Assessment of Local Plan Site Allocations

Site	SA Objective	Significance	Description of Potential Cumulative Effects
Policy STRA1: Infinity Garden Village Mixed Use Allocation and Policy STRA2: Land South of Mickleover. Existing housing allocations: H13, H16, H18, H20	SO3 (Accessibility and Health)	--	The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on infrastructure provision.
Policy STRA1: Infinity Garden Village Mixed Use Allocation and Policy STRA2: Land South of Mickleover. Existing housing allocations: H13, H16, H18, H20	SO6 (Economy)	++	The development of several sites within the Derby Urban Administrative Area could increase footfall into Derby City. This could, in turn, enhance the vibrancy and viability of the city centre and therefore could lead to a potential positive cumulative effect.
Policy STRA1: Infinity Garden Village Mixed Use Allocation and Policy STRA2: Land South of Mickleover. Existing housing allocations: H13, H16, H18, H20	SO11 (Resources)	--	The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land-including land classed as best and most versatile- across the District.
Policy STRA1: Infinity Garden Village Mixed Use Allocation and Policy STRA2: Land South of Mickleover. Existing housing allocations: H18, H20	SO12 (Pollution)	--	The development of several sites within close proximity could increase levels of air, light, and noise pollution which could have a cumulative adverse effect on new and existing communities.
Policy STRA1: Infinity Garden Village Mixed Use Allocation and Policy STRA2: Land South of Mickleover. Existing housing allocations: H13, H16, H18, H20	SO16 (Landscape)	--	STRA1 and STRA2 have the potential to have a cumulative negative effect on the landscape in combination with existing housing allocations, and Derby City's allocations, as these sites are large and could lead to the isolation of green wedges from the surrounding countryside.



9.2 Inter-Plan Cumulative Effects

This section describes potential cumulative effects which may arise in respect to other plans and projects in the District and in neighbouring areas.

The plans considered for potential cumulative effects are listed below:

- Amber Valley Borough Local Plan 2022-2040¹⁸;
- Derby City Core Strategy 2011-2028¹⁹;
- Derby City Council, Emerging Local Plan (Draft Local Plan currently at Regulation 18 stage);
- North West Leicestershire District Local Plan 2020-2040²⁰;
- Erewash Borough Core Strategy 2011-2028^{21,22};
- East Staffordshire Borough Local Plan 2012-2031²³; and
- Derbyshire Dales District Local Plan 2013-2033²⁴.

The project considered for cumulative effects is listed below:

- East Midlands Freeport²⁵.

Potential cumulative effects relating to other plans and projects are identified within **Table 9-3** and **Table 9-4** respectively.

¹⁸ <https://www.ambervalley.gov.uk/planning/planning-policy/adopted-local-plan-2022-2040/>

¹⁹ [Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf \(derby.gov.uk\)](#)

²⁰ [Reg 18 \(Policies\) for consultation final.pdf \(nwleics.gov.uk\)](#)

²¹ [3 THE DELIVERY STRATEGY \(erewash.gov.uk\)](#)

²² [Policy Document \(erewash.gov.uk\)](#)

²³ [Local-Plan-2012-2031-FINAL.pdf \(eaststaffsbc.gov.uk\)](#)

²⁴ <https://www.derbyshiredales.gov.uk/documents/dddc-adopted-local-plan-2017-2/download>

²⁵ [East Midlands Airport and Gateway Industrial Cluster \(EMAGIC\) | East Midlands Freeport \(emfreeport.com\)](#)



Table 9-3: Potential Cumulative Effects with Other Plans

Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
<p>Amber Valley Borough Local Plan 2022-2040²⁶</p>	<p>A new Local Plan for Amber Valley’s is currently being prepared for the period 2022-2040, following the withdrawal of the adopted Local Plan in 2019. A Regulation 19 draft of the Local Plan was published for consultation in February 2024.</p> <p>The plan makes provision for a minimum of 9,036 additional dwellings across the plan period 2022-2040. Depending on the size and the ‘housing value’ of the site, developments will be required to provide between 10-40% affordable housing. A significant proportion of this growth will take place within and surrounding Alfreton, Belper, Heanor, Ripley and on the edge of the urban area of Derby (Mackworth). The plan also makes provision for a minimum of 82.25 ha of new business and industrial development.</p> <p>Twelve strategic objectives have been developed in the new Amber Valley Borough Local Plan, including:</p> <ul style="list-style-type: none"> • To foster economic development by improving the quality and accessibility of employment land and infrastructure within the Borough, including the regeneration of brownfield land and to reduce socio-economic inequalities through the regeneration of deprived communities; • To enable the provision of a sufficient number of decent, affordable and well-designed dwellings to meet the housing needs of all local communities; and • To aim to ensure that local services, facilities and employment opportunities in the Borough are accessible to all local communities. 	<p>SO9 (Sustainable Travel), SO12 (Pollution), and SO13 (Contributions to Climate Change).</p>	<p>--</p>	<p>A potential negative cumulative effect has been identified between the growth within the new South Derbyshire District Local Plan and the Derby City Core Strategy. The growth in the new South Derbyshire District Local Plan could combine with growth within the Amber Valley Borough Draft Local Plan, particularly in Mackworth, to increase traffic on the roads in South Derbyshire and negatively affect SA9 (Sustainable Travel), SA12 (Pollution), and SA13 (Contributions to Climate Change).</p>

²⁶ This Local Plan is currently undergoing examination. The latest publications are Inspectors' letter dated 7th January 2025 and the AVBC response dated 12th February 2025 found here: [Latest news about the Local Plan](#)



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
<p>Derby City Core Strategy (Part 1) 2011-2028</p>	<p>Derby City’s Core Strategy (Part 1) was adopted in 2017 and encompasses the period 2011-2028. A new Local Plan is being prepared. Adoption of the new Local Plan is expected by 2026, with the plan considering development until 2040.</p> <p>By 2028, the current Core Strategy aims to deliver a minimum of 11,000 new homes across the city centre, the River Derwent corridor, Osmaston and Sinfin, Littleover, Mackworth, Mickleover, Boulton and Chellaston, and Chaddesden and Oakwood.</p> <p>The vision for Derby City is for it to be “an attractive, thriving, healthy, lively city of growth, opportunity and innovation for all”. Sixteen strategic objectives have been developed in the Derby City Core Strategy (Part 1), including:</p> <ul style="list-style-type: none"> • To strengthen Derby’s economy by making the city an attractive location for major employers and inward investment, especially high tech and creative industries, by supporting businesses to start up, survive and grow, delivering new communications infrastructure and retaining wealth by ensuring people have the opportunity to obtain the skills necessary to match jobs available; and • To support the development of balanced communities by ensuring that new, well designed, sustainable residential development helps to meet the city’s housing needs, providing at least 11,000 new homes with a mix of types, sizes and tenures, including: <ul style="list-style-type: none"> ○ affordable and social housing; ○ high quality homes that respect local distinctiveness and help make Derby a more attractive place to live and invest in; ○ homes to meet the needs of our diverse communities, including older people, and minority ethnic communities; and • To make the best use of existing infrastructure and to fully integrate and coordinate new development with investment in 	<p>SO9 (Sustainable Travel), SO12 (Pollution), and SO13 (Contributions to Climate Change).</p>	<p>--</p>	<p>A potential negative cumulative effect has been identified between the growth within the new South Derbyshire District Local Plan and the Derby City Core Strategy. The growth in the new South Derbyshire District Local Plan could combine with growth within the Derby City Core Strategy, particularly in Sinfin, Chellaston, Littleover, Mickleover and Mackworth to increase traffic on the roads in South Derbyshire and negatively affect SA9 (Sustainable Travel), SA12 (Pollution), and SA13 (Contributions to Climate Change).</p>



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	and provision of new infrastructure, taking into account changes to our population including the needs of older people, children and young people.			
Derby City Core Strategy (Part 1) 2011-2028	The Derby City Core Strategy makes provision for a minimum of 199 ha (gross) of new employment land, primarily located in the central business district, Sinfin (including Infinity Park Derby), Chaddesden, and Raynesway.	SO6 (Economy) and SO7 (Employment)	++	A potential positive cumulative effect has been identified, arising from the employment development to the south of Derby and development within South Derbyshire District nearby. The local economy and communities should benefit from the strengthening of the employment offer in this area to the south of Derby. New development in the Infinity Garden Village and Land South of Mickleover strategic sites will provide additional employment space and housing to support businesses and provide housing for workers.
Derby City Council, Emerging Local Plan (Draft Local Plan currently at Regulation 18 stage)	The Local Plan shapes how Derby will grow and change in the years 2023 - 2043. It sets out a vision for the city's future, identifying where new homes and jobs should go, which areas need protecting, and the planning policies that will guide decisions.	SO9 (Sustainable Travel), SO12 (Pollution), and SO13 (Contributions to Climate Change).	--	A potential negative cumulative effect has been identified between the growth within the new South Derbyshire District Local Plan and the Derby City Emerging Local Plan. The growth in the new South Derbyshire District Local Plan could combine with growth within the Derby City Local Plan, to increase traffic on the roads in South Derbyshire and negatively affect SA9 (Sustainable Travel), SA12 (Pollution), and SA13 (Contributions to Climate Change).
Derby City Council, Emerging Local Plan (Draft Local Plan currently at	The Local Plan is a crucial document that shapes how Derby will grow and change in the years 2023 - 2043. It sets out a vision for the city's future, identifying where new homes and jobs should go, which areas need protecting, and the planning policies that will guide decisions.	SO2 (Housing), SO6 (Economy)	++	A potential positive cumulative effect has been identified, arising from the employment and housing development to the south of Derby and development within South Derbyshire District



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
Regulation 18 stage)		and SO7 (Employment)		nearby. The local economy and communities should benefit from the strengthening of the employment and housing offer in this area to the south of Derby. New development in the Infinity Garden Village and Land South of Mickleover strategic sites will provide additional employment space and housing to local communities.
North West Leicestershire District Local Plan 2020-2040	<p>A new Local Plan for North West Leicestershire is currently being prepared for the period 2020-2040, following a partial review of the existing Local Plan between 2018-2021. A Regulation 18 draft of the new Local Plan was published for consultation in January 2024.</p> <p>The plan makes provision for a minimum of 13,720 additional dwellings across the plan period 2020-2040. A significant proportion of this growth will take place within Ashby de la Zouch, Castle Donington, Coalville Urban Area, Ibstock, Kegworth and Measham. The plan also makes provision for a minimum of around 273,090 sqm of new business and industrial development.</p> <p>Eleven strategic objectives have been developed in the new North West Leicestershire District Local Plan, including:</p> <ul style="list-style-type: none"> • Ensure the delivery of new homes, including affordable housing, which meet local housing needs including in terms of number, size, tenure and type; • Support the District’s economy, including its rural economy, by providing for a range of employment opportunities and sufficient new sites which respond to the needs of businesses and local workers; and • Maintain access to services and facilities including jobs, shops, education, sport and recreation, green space, cultural facilities, communication networks and health & social care and ensure that development is supported by the physical 	SO9 (Sustainable Travel), SO12 (Pollution), and SO13 (Contributions to Climate Change).	--	A potential negative cumulative effect has been identified between the growth within the new South Derbyshire District Local Plan and the North West Leicestershire District Local Plan. The growth in the new South Derbyshire District Local Plan could combine with growth within the North West Leicestershire District Local Plan, particularly in Castle Donington and Kegworth, to increase traffic on the roads in South Derbyshire and negatively affect SA9 (Sustainable Travel), SA12 (Pollution), and SA13 (Contributions to Climate Change).



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	and social infrastructure the community needs and that this is brought forward in a co-ordinated and timely way.			
Erewash Borough Core Strategy 2011-2028	<p>The adopted Erewash Borough Core Strategy was adopted in 2014 and covers the plan period 2011-2028. A review of the existing Erewash Borough Core Strategy was undertaken in 2022.</p> <p>The Core Strategy review highlights that Erewash Borough has a housing need of 5,800 new homes (net) across the period 2022-2037. This housing need will be distributed across Long Eaton, Ilkeston, South Stanton, Spondon, Kirk Hallam, Cotmanhay and across the rural area. The review also makes provision for a minimum of 40ha of new business and industrial development at Stanton North.</p> <p>The vision for the Core Strategy is “In 2028, a safe, clean and green Erewash will have provided a good range of job opportunities, skills and homes for its active, healthy and involved communities. As such, Erewash will have become a vibrant and prosperous borough, where an excellent quality of life is enjoyed by everyone.”</p> <p>Twelve strategic objectives have been developed in the Erewash Borough Core Strategy, including:</p> <ul style="list-style-type: none"> • High quality new housing: to manage an increase in the supply of housing to ensure housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities; and • Economic prosperity for all: to ensure economic growth is as equitable as possible, and place a particular emphasis on supporting a more knowledge based economy. Providing for new office, commercial, residential and other uses especially 	N/A	0	No potential cumulative effect has been identified with the Erewash Borough Core Strategy 2011-2028 as no strategic areas of housing/employment development are in close proximity to South Derbyshire District.



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	<p>through the development of the sustainable new neighbourhood at the Stanton Regeneration Site. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.</p>			
<p>East Staffordshire Borough Local Plan 2012-2031</p>	<p>The adopted East Staffordshire Borough Local Plan was adopted in 2015 and covers the plan period 2012-2031.</p> <p>The Local Plan highlights that East Staffordshire Borough has a housing need of 11,648 new homes (net) across the period 2012-2031. The majority of this housing need will be distributed across Burton upon Trent and Uttoxeter. Sites with 4 or more dwellings should provide up to 40% affordable housing. The review also makes provision for a minimum of 40ha of new employment land within Burton upon Trent and Uttoxeter across the plan period.</p> <p>Twelve strategic objectives have been developed in the East Staffordshire Borough Local Plan, including:</p> <ul style="list-style-type: none"> • Housing Choice: To provide a mix of well designed, sustainable market, specialist and affordable homes that meet the needs of existing and future residents given ongoing and expected population change in the Borough; and • Economic Diversification: To foster and diversify the employment base of Burton upon Trent to support higher growth and higher quality jobs, and the employment base of Uttoxeter to reduce the reliance on a limited number of employers, by allocating high quality sustainable employment sites and improving the environmental quality and image of these key economic centres by utilising Green Infrastructure. 	<p>SO9 (Sustainable Travel), SO12 (Pollution), and SO13 (Contributions to Climate Change).</p>	<p>--</p>	<p>A potential negative cumulative effect has been identified between the growth within the new South Derbyshire District Local Plan and the East Staffordshire Borough Local Plan. The growth in the new South Derbyshire District Local Plan could combine with growth within the East Staffordshire Borough Local Plan, particularly in Burton upon Trent and Uttoxeter, to increase traffic on the roads in South Derbyshire and negatively affect SA9 (Sustainable Travel), SA12 (Pollution), and SA13 (Contributions to Climate Change).</p>
<p>Derbyshire Dales District Local Plan 2013-2033</p>	<p>The adopted Derbyshire Dales District Local Plan was adopted in 2017 and covers the plan period 2013-2033.</p>	<p>N/A</p>	<p>0</p>	<p>No potential cumulative effect has been identified with the Derbyshire Dales District Local Plan 2013-2033 as no strategic areas of</p>



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	<p>The Local Plan highlights that Derbyshire Dales District has a housing need of 5,680 new homes across the period 2013-2033. The majority of this housing need will be distributed across the market towns of Matlock, Ashbourne and Wirksworth, and the local service centre of Darley Dale. Sites with 11 or more dwellings should provide 30% affordable housing. The review also makes provision for a minimum of 24ha (gross) of new employment land across the plan period.</p> <p>The Local Plan is built on three overarching principles:</p> <ul style="list-style-type: none"> • Protecting Derbyshire Dales character; • Strengthening the economy; and • Healthy and sustainable communities. <p>Eighteen strategic objectives have been developed in the Derbyshire Dales District Local Plan, including:</p> <ul style="list-style-type: none"> • To ensure that there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the community; • To protect and facilitate the necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity; and • To facilitate development that will support the growth of the District's economy, particularly through improving the quality of local employment. 			housing/employment development are in close proximity to South Derbyshire District.

Table 9-4: Potential Cumulative Effects with Other Projects

Project	Description of Project	SA Objective	Significance	Description of Potential Cumulative Effect
East Midlands Freeport	The East Midlands Freeport features three main sites: the East Midlands Airport and Gateway Industrial Cluster (EMAGIC) in North West Leicestershire, the Ratcliffe-on-Soar Power Station site in Rushcliffe in	SO6 (Economy) and SO7 (Employment)	++	A potential positive cumulative effect has been identified, arising from the East Midlands Intermodal Park (EMIP) which is part of the East Midlands Freeport. The local economy and communities should benefit from the



Project	Description of Project	SA Objective	Significance	Description of Potential Cumulative Effect
	Nottinghamshire and the East Midlands Intermodal Park (EMIP) in South Derbyshire.			strengthening of the employment hub at the EMIP, as well as clear rail freight routes for the distribution of goods from within the District further afield.
		SO9 (Sustainable Travel), SO12 (Pollution), and SO13 (Contributions to Climate Change).	--	A potential negative cumulative effect has been identified, arising from the East Midlands Intermodal Park (EMIP) which is part of the East Midlands Freeport. As the EMIP becomes an employment hub, traffic on the roads next to the strategic sites (notably the A50 and A38) is likely to increase and negatively affect SA9 (Sustainable Travel), SA12 (Pollution), and SA13 (Contributions to Climate Change).
		SO16 (Landscape)	--	A potential negative cumulative effect has been identified, arising from the East Midlands Intermodal Park (EMIP) which is part of the East Midlands Freeport. The development of the EMIP, alongside the strategic sites, could lead to changes in the landscape character in this area of the District.



10.0 Mitigation Measures

The SEA Regulations advocate an approach whereby potential negative and uncertain effects should be addressed in line with the mitigation hierarchy:

- Avoid effects where possible;
- Reduce / minimise effects; and
- Mitigate any remaining effects (i.e. the residual effects).

Mitigation measures have been suggested where potential significant negative or uncertain effects have been identified within the assessment of draft policies (including strategic sites policies). Mitigation measures put forward within the assessment are listed within **Table 10-1**. Enhancement measures (which could improve the performance where neutral or potential minor positive effects have been identified) are included within the assessment matrix within **Appendix E**.

Mitigation provided through the Local Plan policies has been taken into account throughout the preferred strategic sites policies assessment. Specific mitigation measures for development proposals will be dealt with at the planning application stage when further detail on the layout, scale and location of development being proposed will be known. Mitigation in relation to landscape and heritage assets is being progressed for the strategic sites by SDDC. The Design Review process and heritage impact assessments have been completed. These set out design measures to avoid and enhance the proposals in order to achieve net positive effects in relation to landscape and heritage.

It is also important to emphasise that all proposals will be considered against the policies in the Local Plan. Mitigation which will be provided through Local Plan policies has been identified within the assessment of the preferred strategic site policies in **Appendix E**.



Table 10-1: Proposed Mitigation Measures for the Draft Local Plan

SA Objective	Policy	Significance Identified in SA	Explanation and Mitigation Measures to Minimise or Avoid Potential Effects
SO1	Policy E6 Woodville Regeneration Area	?	Further details of plans for nature in and around the area could assist in determining the significance score.
SO2	Policy H21: Affordable Housing	?	The removal of criterion B of the policy would remove the uncertainty identified in the assessment. Increasing the percentage of affordable housing to be provided in new developments could result in more affordable homes being delivered within the District.
SO3	Policy E6: Woodville Regeneration Area	?	Further details of the development proposed within the regeneration area could help to mitigate the uncertainty identified.
SO6	FLG1: Long Term Strategic Housing Growth Area South of Mackworth	?	When an allocation is being considered in this area within the next iteration of the Local Plan, access to employment should be considered, within the context of proposed development within the adjoining AVBC area.
SO7	FLG1: Long Term Strategic Housing Growth Area South of Mackworth	?	When an allocation is being considered in this area within the next iteration of the Local Plan, access to employment should be considered, within the context of proposed development within the adjoining AVBC area.
SO11	Policy S1: Sustainable Growth Strategy Policy S4: Housing Strategy	--	Loss of greenfield/ best and most versatile land cannot be mitigated.
SO11	Policy E1: Strategic Employment Land Allocation Policy STRA1: Infinity Garden Village Policy STRA2: Land South of Mickleover Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth	--	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.
SO12	Policy S1: Sustainable Growth Strategy	?	Further details of plans for development could assist in determining the significance score. A criterion should be added to the policy which requires air, noise and light pollution to be planned and mitigated prior to development. Whilst Policy SD1 could help to achieve this, explicit criteria in the policy could help to ensure the best outcome for local receptors.
SO12	Policy STRA1: Infinity Garden Village Policy STRA2: Land South of Mickleover Policy STRA3: Drakelow Power Station	?	A criterion should be added to the policy which requires air, noise and light pollution to be planned and mitigated prior to development. Whilst Policy SD1 could help to achieve this,



SA Objective	Policy	Significance Identified in SA	Explanation and Mitigation Measures to Minimise or Avoid Potential Effects
	Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth		explicit criteria in the policy could help to ensure the best outcome for local receptors.
SO15	Policy S4: Housing Strategy Policy S5: Employment Land Strategy Policy E1: Strategic Employment Land Allocation	?	Further details of proposals for development could assist in determining the significance score.
SO16	Policy S4: Housing Strategy	?	Loss of greenfield land cannot be mitigated. Further details of proposals for development could assist in determining the significance score.
	Policy INF9: Open Space, Sport and Recreation	?	The council should ensure that development of sports pitches which also include floodlighting do not contribute to light pollution. A lighting assessment should be undertaken for any new or improved sports / recreational facilities which use lighting.



Mitigation which will be provided through Local Plan policies to address the potential negative and uncertain cumulative effects (**Section 8**) are identified in **Table 10-2**.

Table 10-2: Mitigation Measures for Cumulative Effects

SA Objective	Cumulative Effect Identified	Significance Identified in SA	Explanation and Mitigation Measures Provided by Local Plan Policies to Minimise or Avoid Potential Effects
SO3	The development of several sites in combination will increase pressure on the local education infrastructure, health services and community facilities, creating additional need. This could lead to an adverse cumulative impact on infrastructure provision.	--	Policy INF1 Infrastructure and Developer Contributions will only permit development if necessary infrastructure (both on- and off-site) is already in place.
SO9	The growth in the new South Derbyshire District Local Plan could combine with growth within the following plans to increase traffic on the roads in South Derbyshire: <ul style="list-style-type: none"> Amber Valley Borough Draft Local Plan 2022-2040 Derby City Core Strategy (Part 1) 2011-2028 North West Leicestershire District Local Plan 2020-2040 East Staffordshire Borough Local Plan 2012-2031 	--	Policy INF2: Sustainable Transport and Policy INF4: Transport Infrastructure Improvement Schemes will provide improved public transport, active travel methods and road schemes, in order to mitigate against an increase to traffic. The development of Policy STRA1: Infinity Garden Village and Policy STRA2: Land South of Mickleover will also help to minimise increases to traffic through their locations close to Derby City, minimising travel distances into Derby and through the mitigation provided by the policy to provide good public transport and sustainable access to employment and services on site.
SO11	The development of multiple greenfield sites could lead to the permanent and irreversible loss of greenfield land- including land classed as best and most versatile- across the District.	--	Loss of greenfield land and Grade 3 agricultural land cannot be mitigated.
SO12	The development of several sites within close proximity could increase levels of air, light, and noise pollution which could have a cumulative adverse effect on new and existing communities.	--	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.



SA Objective	Cumulative Effect Identified	Significance Identified in SA	Explanation and Mitigation Measures Provided by Local Plan Policies to Minimise or Avoid Potential Effects
			Development should also be required to implement noise and light mitigation measures.
SO12	<p>The growth in the new South Derbyshire District Local Plan could combine with growth within the following plans to increase traffic, and thus air pollution, on the roads in South Derbyshire:</p> <ul style="list-style-type: none"> • Amber Valley Borough Draft Local Plan 2022-2040 • Derby City Core Strategy (Part 1) 2011-2028 • North West Leicestershire District Local Plan 2020-2040 • East Staffordshire Borough Local Plan 2012-2031 	--	<p>Policy INF2: Sustainable Transport and Policy INF4: Transport Infrastructure Improvement Schemes will provide improved public transport, active travel methods and road schemes, in order to mitigate against an increase to traffic, and thus an increase in air pollution.</p> <p>The development of Policy STRA1: Infinity Garden Village and Policy STRA2: Land South of Mickleover will also help to minimise increases to traffic through their locations close to Derby City, minimising travel distances into Derby and through the mitigation provided by the policy to provide good public transport and sustainable access to employment and services on site.</p>
SO13	<p>The growth in the new South Derbyshire District Local Plan could combine with growth within the following plans to increase traffic, and thus contributions to climate change, on the roads in South Derbyshire:</p> <ul style="list-style-type: none"> • Amber Valley Borough Draft Local Plan 2022-2040 • Derby City Core Strategy (Part 1) 2011-2028 • North West Leicestershire District Local Plan 2020-2040 • East Staffordshire Borough Local Plan 2012-2031 	--	<p>Policy INF2: Sustainable Transport and Policy INF4: Transport Infrastructure Improvement Schemes will provide improved public transport, active travel methods and road schemes, in order to mitigate against an increase to traffic, and thus contributions to climate change.</p> <p>The development of Policy STRA1: Infinity Garden Village and Policy STRA2: Land South of Mickleover will also help to minimise increases to traffic through their locations close to Derby City, minimising travel distances into Derby and through the mitigation provided by the policy to provide good public transport and sustainable access to employment and services on site.</p>



11.0 Proposed Monitoring Arrangements

The SEA Regulations require monitoring of the significant environmental effects of implementing the South Derbyshire District Local Plan. SA Monitoring should cover potential significant negative or uncertain economic, social and environmental effects.

The Local Plan will include a monitoring strategy containing performance indicators and targets by which the progress of the plan will be monitored. The final SA monitoring programme will be refined to focus specifically on the monitoring of residual significant negative and uncertain effects and will be included in the SA Adoption Statement (once the Local Plan is adopted).

The monitoring framework presented in **Table 11-1** presents indicators for the monitoring of potential significant negative and uncertain effects which could result from the Local Plan.



Table 11-1: Proposed Monitoring Indicators

SA Objective	Policy and Site Reference	Potential Effect	Proposed Monitoring Indicators
SO1	E6: Woodville Regeneration Area	The precise actions to improve the environmental regeneration of Woodville and Swadlincote are unclear, therefore it is not possible to determine the significance of a potential positive effect.	Number of trees planted and or protected under the National Forest scheme per annum
SO2	H21: Affordable Housing	It is uncertain how many sites will provide 30% of affordable housing.	Affordable housing completions provided per annum
SO3	E6: Woodville Regeneration Area	It is unclear if community facilities within Woodville will be able to accommodate the needs of an additional 300 households resulting from the redevelopment.	Patient to GP ratios in Woodville Number of schools and nurseries that are over capacity in Woodville The number of Assets of Community Value
SO6	FLG1: South of Mackworth	The area is not within 800m of an existing employment area. The adjoining Area of Future Growth in AVBC may contain mixed use development and thus provide the opportunity for economic growth within the area, however this is not certain.	The number of jobs/ areas of employment space provided by the adjoining Area of Future Growth in Amber Valley
SO7	FLG1: Long Term Strategic Housing Growth Area South of Mackworth		
SO11	S1: Sustainable Growth Strategy, S4: Housing Strategy, S5: Employment Land Strategy, E1: Strategic Employment Land,	Development of land is likely to lead to the permanent and irreversible loss of greenfield land, including land classed as best and most versatile.	Percentage loss of greenfield and best and most versatile land per annum
	STRA1: Infinity Garden Village, STRA2: Land South of Mickleover, STRA3: Former Drakelow Power Station, FLG1: Long Term Strategic Housing Growth Area South of Mackworth, INF3: East Midlands Intermodal Park Strategic	The sites are located on grade 3 agricultural land. The loss of greenfield land and grade 3 agricultural land cannot be mitigated.	



SA Objective	Policy and Site Reference	Potential Effect	Proposed Monitoring Indicators
	Rail Freight Interchange/East Midlands Freeport		
SO12	S1: Sustainable Growth Strategy, S4: Housing Strategy, E1: Strategic Employment Land Allocation, E6: Employment Land Strategy	Development could contribute to air, noise and light pollution; however, it is uncertain as these effects are dependent on the location and design on developments.	Percentage of existing monitoring sites with a concentration of nitrogen dioxide in the air above 40µ/m3
	FLG1: Long Term Strategic Housing Growth Area South of Mackworth	Development of this scale is likely to increase both noise, light and air pollution. It is uncertain whether mitigation measures can minimise all potential effects.	Annual average concentration of fine particulate matter (PM2.5) in the air at existing monitoring sites
	STRA1: Infinity Garden Village, STRA2: Land South of Mickleover, STRA3: Former Drakelow Power Station.	Development at these sites will increase air pollution in South Derbyshire and Derby City. Noise and light mitigation measures should be implemented, although it is not clear whether all potential effects can be minimised through mitigation.	The number of noise, odour, dust or lighting complaints made to the Council's Environmental Health per annum
SO15	S4: Housing Strategy, S5: Employment Land Strategy, E1: Strategic Employment Land Allocation	Due to uncertainty surrounding the location of developments, it is not possible to determine whether an impact would be generated against this objective.	The number of heritage assets on the Historic England's Heritage at Risk list ²⁷
	STRA3: Former Drakelow Power Station.	A grade II listed building is located on the site, and it is uncertain whether the impact of this development on the heritage asset can be mitigated.	Number of Conservation Areas with up-to-date Conservation Area Appraisals
	FLG1: Long Term Strategic Housing Growth Area South of Mackworth	Some nearby assets may be affected by development at this site, and it is not certain that negative effects can be fully mitigated, therefore an uncertain effect is predicted.	Number of Listed building consents

²⁷ Historic England, [Heritage at Risk Register](#)



SA Objective	Policy and Site Reference	Potential Effect	Proposed Monitoring Indicators
SO16	S4: Housing Strategy, INF9: Open Space, Sport and Recreation	Due to uncertainty surrounding the location of developments, it is not possible to determine whether an impact would be generated against this objective.	Hectares of greenfield land lost to development per annum
	FLG1: Long Term Strategic Housing Growth Area South of Mackworth	The site lies in secondary areas of multiple environmental sensitivity. Development will lead to the loss of greenfield land which could alter the landscape. The effect is currently uncertain.	Hectares of greenfield land lost to development per annum



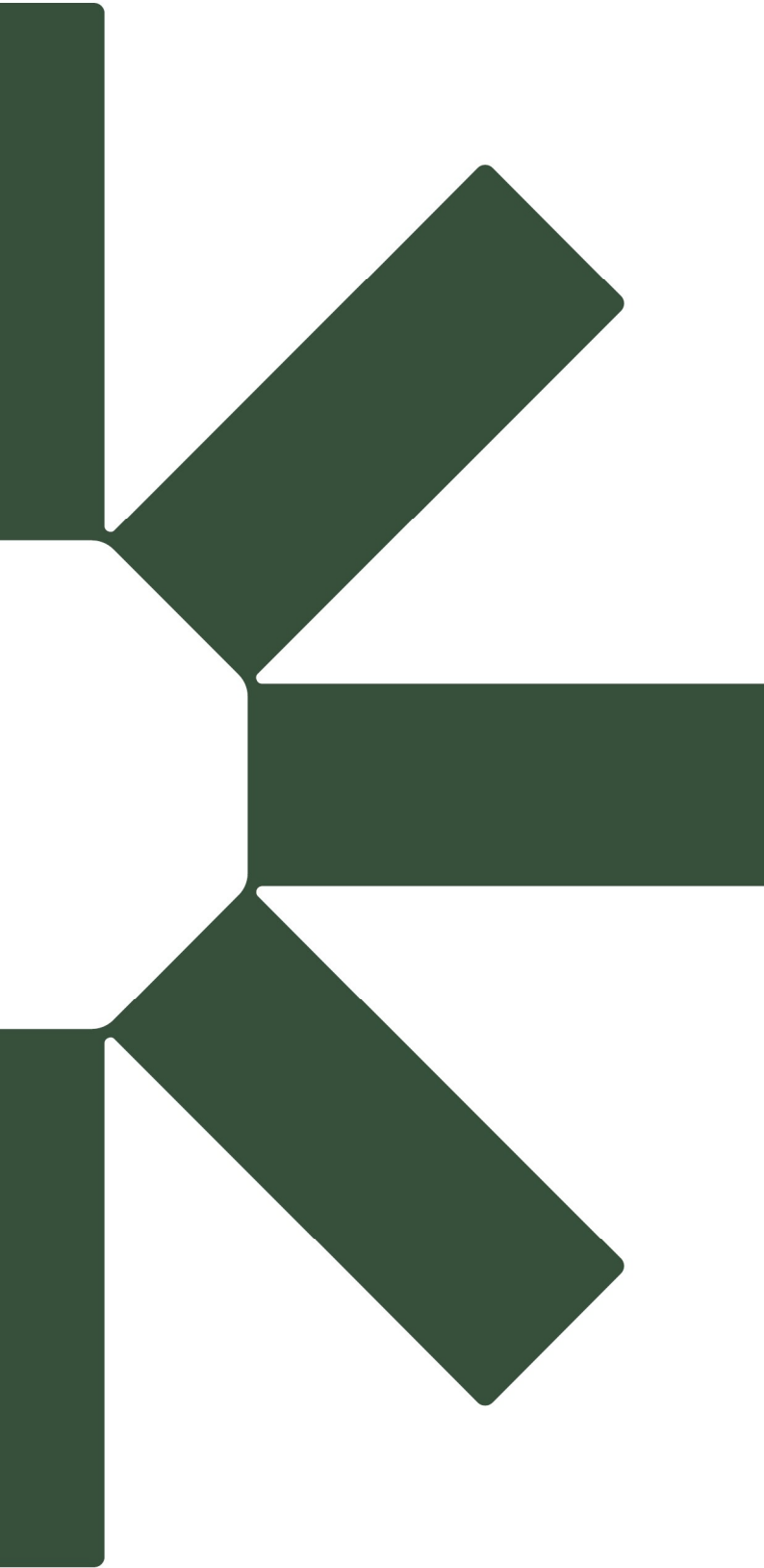
12.0 Next Steps

This SA Report and accompanying NTS and Regulation 19 Proposed Modifications version of the Local Plan Part 1 Review will be consulted on in May/June 2026, prior to submission to the Secretary of State for Examination in Public later in 2026.

Table 12-1: South Derbyshire Local Plan Timetable

Local Plan Activity	Timeframe
Public Consultation	May/June 2026
Submission	July 2026
Examination	Summer/Autumn 2026
Adoption	Winter 2026





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