



# South Derbyshire Local Plan Sustainability Appraisal

## Non-Technical Summary – Main Modifications

### South Derbyshire District Council

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## 1.0 Introduction

### 1.1 This Report

This Non-Technical Summary (NTS) summarises the findings of the Sustainability Appraisal (SA) of the draft Local Plan Part 1 Review for the South Derbyshire District Council (SDDC). SLR Consulting Ltd were commissioned by SDDC to undertake the SA of the draft Local Plan Review to help integrate sustainable development into the Local Plan and to meet legal requirements.

The assessment is called an SA and includes:

- Sustainability Appraisal (SA): identifies the potential social, environmental and economic effects of the plan; and
- Strategic Environmental Assessment (SEA): mandated by the SEA Regulations (Environmental Assessment of Plans and Programmes Regulations 2004 Statutory Instrument No.1633), this identifies the potential environmental and some social effects (including health) of the plan and involves specific legal requirements relating to consultation and reporting.

The SA will assess the Local Plan and “reasonable” alternatives to the plan’s strategy, policies and proposals, and will identify the reasons for discounting alternatives.

HRA follows a slightly different process compared to the other assessments listed above and is driven by specific legislation. The HRA of the Local Plan is summarised within the SA Report and a separate HRA Report has been prepared.

This NTS is a summary of the fourth output of the SA. The first output was a Scoping Report; the second was the Interim SA Report published alongside the Regulation 18 version of the draft Local Plan available [here](#), and the third as the formal SA Report which accompanied the Regulation 19 version of the Local Plan Part 1 Review available [here](#). This SA report relates to the Regulation 19 Proposed Modifications Local Plan Part 1 Review.

## 2.0 The Draft Local Plan

SDDC 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.

### 2.1 Overview of the Plan area

South Derbyshire encompasses an area of approximately 33,800 hectares (112 square miles). As shown in **Figure NTS 2-1**, 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.



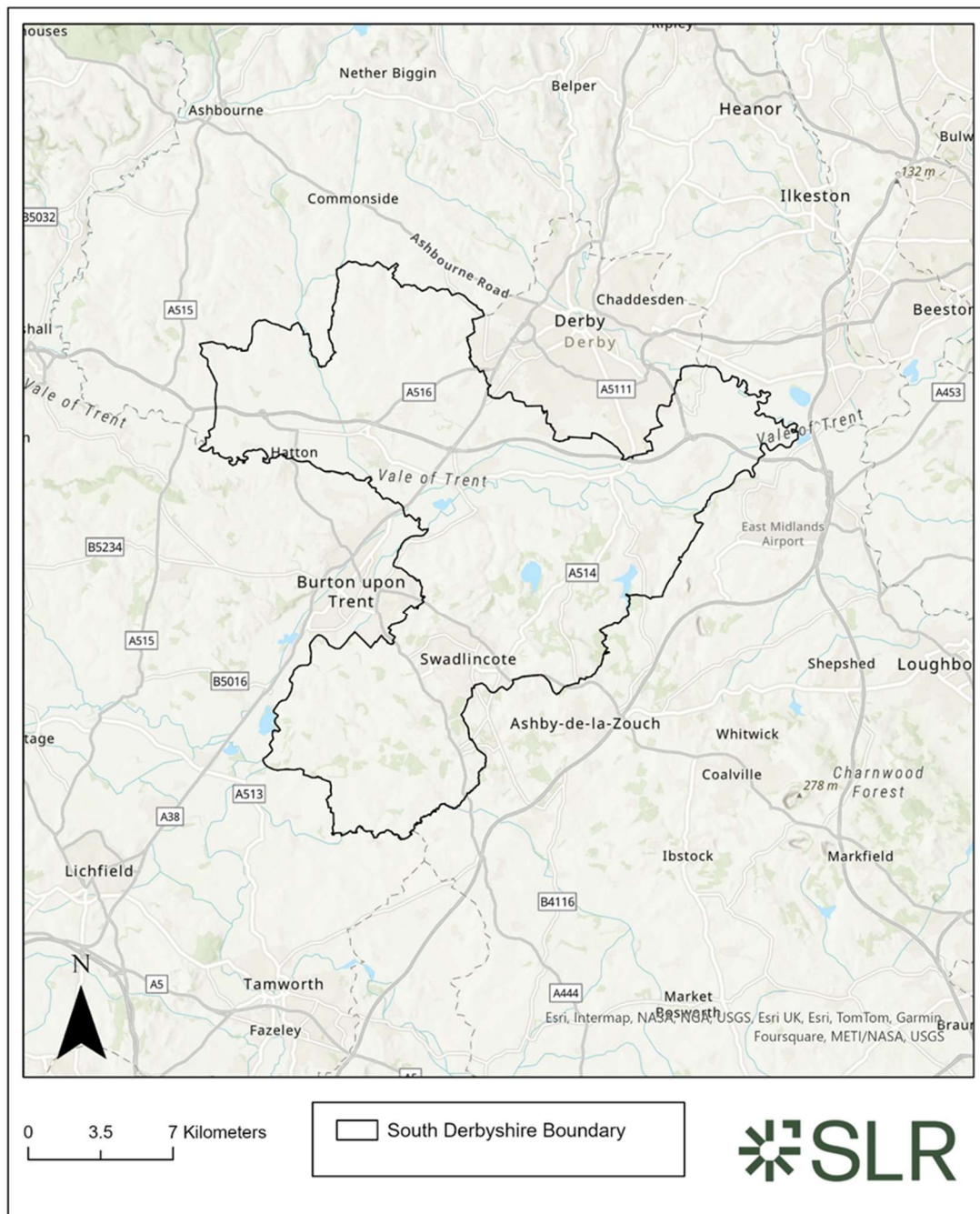


Figure NTS 2-1: South Derbyshire District



### 3.0 How the Plan and its Alternatives were Assessed

Guidance for SA sets out an objectives-led, staged process which runs alongside the plan making process. The stages in SA are:

- Stage A setting the context and objectives, establishing the baseline and deciding on the scope;
- Stage B developing and refining alternatives and assessing effects;
- Stage C prepare the Sustainability Appraisal Report (this report); and
- Stage D seek representations on the Sustainability Appraisal Report from consultation bodies and the public (this stage).

SDDC officers prepared the Stage A Scoping stage. During Stage A, data about the District and the context in which the plan is being prepared was collated in a SA Scoping Report in order to identify the key issues within the District and how they could be affected by the draft Local Plan. A SA Framework against which the Local Plan and its alternatives could be assessed was also proposed.

The SA Scoping Report was consulted on with the statutory consultees (Natural England, the Environment Agency and Historic England, as well as key local stakeholders) in October / November 2022. The information was amended in response to comments received and the final output of Stage A is a framework of objectives and assessment questions against which the Local Plan and its reasonable alternatives can be tested. The SA Framework is presented in **Table NTS 3-1**.

Since Stage B, SLR has been undertaking the SA working closely with the Council's planning policy team. The SA Report (and this NTS) covers Stage D of the SA process, and the draft Local Plan Part 1 Review is at the Regulation 19 stage of the plan-making process.



**Table NTS 3-1: SA Framework**

Sustainability Topic	Sustainability Objective	Detailed Decision-making Criteria
Biodiversity, Geodiversity, Flora and Fauna	<b>S01 Biodiversity</b> To safeguard and enhance biodiversity (including BAP habitats and species) and geodiversity through biodiversity net gain and improve connectivity between, and access to, green spaces and functional habitats.	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	<b>S02 Housing</b> To ensure everyone has access to sustainable housing, which is affordable, and meets the needs of all residents including the elderly and other vulnerable groups and will support the vitality of existing communities and settlements.	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	<b>S03 Accessibility and Health</b> To improve local accessibility to healthcare, education, employment, retail facilities and recreational resources (including open spaces and sports facilities) and enhance wellbeing, promoting healthy and sustainable lifestyles.	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	<b>S04 Quality of Life</b> 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	<b>S05 Inequalities</b> Ensure all residents have equitable access to employment, education, community services and facilities irrespective of race, religion, sex, age, sexual orientation, disability, gender reassignment, marriage and civil partnership or pregnancy/maternity.	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	<b>S06 Economy</b> To deliver growth in key employment sectors and support the creation of new and retention of existing businesses in urban and rural areas.	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	<b>S07 Employment</b> 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	<b>S08 Infrastructure</b> To deliver improved infrastructure to support growth and economic competitiveness of urban and rural businesses and communities.	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?



Sustainability Topic	Sustainability Objective	Detailed Decision-making Criteria
		Will it make the best use of other infrastructure which serves new development?
Material Assets	<b>S09 Sustainable Travel</b> 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	<b>S010 Town and Village Centres</b> 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	<b>S011 Resources</b> 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	<b>S012 Pollution</b> To minimise water, air, light and noise pollution and ensure that future growth does not lead to the further deterioration of environmental conditions.	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?
Climatic Factors	<b>S013 Contributions to Climate Change</b> 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)?



Sustainability Topic	Sustainability Objective	Detailed Decision-making Criteria
		Will it support the shift toward usage of electric and ultralow emissions vehicles?
Climatic Factors	<b>S014 Adaptation to Climate Change</b> 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)	<b>S015 Townscape and Historic Environment.</b> 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	<b>S016 Landscape</b> 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?



The Local Plan Part 1 Review has been assessed against the SA Framework shown in **Table NTS 3-1**. All Local Plan policies and sites have been assessed against the SA Framework, and reference has been made to the data about the area and key sustainability issues in the District within the assessments. The SA identifies whether there is the potential for significant effects (either positive or negative) and recommendations are put forward to mitigate any significant negative and uncertain effects. A summary of the assessment findings is presented within Section 5 and 6 of this NTS and within the main SA Report.

The key to the sustainability effect scores is shown in **Table NTS 3-2**.

**Table NTS 3-2: Key to Sustainability Significance Scores**

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

Four strategic site options and an initial Regulation 18 version of the draft Local Plan Part 1 Review were assessed between July and September 2024. The Regulation 18 version of the draft Local Plan Part 1 Review was consulted on from 7<sup>th</sup> October- 6<sup>th</sup> December 2024 and was accompanied by an Initial SA Report.

Following Regulation 18 consultation, an amended version of the Local Plan Part 1 Review (the Regulation 19 version) was provided to consultants for assessment in February 2025. A formal SA Report was prepared to accompany the Local Plan Part 1 Review Regulation 19 consultation from 10<sup>th</sup> March 2025 to 25<sup>th</sup> April 2025.

Following consultation, modifications to the Regulation 19 version of the Local Plan Part 1 Review have been proposed and these modifications have been reviewed and the SA assessment and SA Report updated.

In total, twenty-one preferred policies have been assessed through the SA. Two new housing-led strategic sites (Infinity Garden Village STRA1 and Land South of Mickleover STRA2) have been added through the review of the Local Plan located in the Derby urban fringe area, but wholly within South Derbyshire. In addition, two strategic scale employment locations at Former Drakelow Power Station (Former Drakelow Power Station STRA 3) and the East Midlands Intermodal Park Strategic Rail Freight Interchange/East Midlands Freeport (Policy INF3) have been added to the Local Plan (INF3 was previously safeguarded but has now been allocated). A long-term strategic housing growth area has also been allocated for future growth (Policy FLG1). The policy is to be read in conjunction with Amber Valley Local Plan Policy SHGA1 to bring the Growth Area forward for development within the current Plan period.



Following Regulation 19 consultation, additional alternatives have been identified and subject to SA in order to ensure all reasonable alternatives have been assessed. This included five spatial distribution options, and 14 employment land options (including preferred employment sites).



## 4.0 What is the District Like Now and How May it Change in the Future?

Detailed data about the District is presented within Appendix B of the main SA Report. **Table NTS 4-1** provides a summary of the District and the key sustainability issues in South Derbyshire, as well as the likely evolution of such issues over the lifetime of the Plan.

**Table NTS 4-1: Key Sustainability Issues Identified for South Derbyshire and Likely Evolution Without the Local Plan**

Key Issues Identified	Description	Likely Evolution Without the Plan
<b>Biodiversity, Geodiversity, Flora And Fauna</b>		
Pressure on protected species' habitats	A relatively small area of the District is designated for ecology and geodiversity value. 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. 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 1,000 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.
<b>Population and Human Health</b>		
Population increase	The District has one of the highest rates of population 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. 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	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
	provision of health care and housing requirements. Population growth and ageing 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. 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 sustainable locations, and ensuring the right type, size and tenure of housing is delivered to address local needs. 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.
<b>Material Assets</b>		
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.	Without the Local 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.



Key Issues Identified	Description	Likely Evolution Without the Plan
		The Local Plan ensures residential and employment sites are focused in areas where they are able to address this issue.
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, 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.
<b>Soil, Water and Air</b>		
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 Local Plan, development may be focused solely on greenfield sites where suitable previously developed and brownfield land may be available. This could lead to the loss of some of the best and most versatile agricultural land.
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 Sustainable Urban Drainage Systems (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.	



Key Issues Identified	Description	Likely Evolution Without the Plan
Air quality	New development is unlikely to significantly affect air quality in the District, although growth in some locations near Derby could negatively affect air quality management areas in Derby.	Without policy intervention and significant investments, the target to achieve carbon neutrality and therefore improve air quality in the District will not be achieved.
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.
<b>Climatic Factors</b>		
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.
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.
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.
<b>Cultural Heritage</b>		



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.
<b>Landscape</b>		
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.



## 5.0 Alternatives

### 5.1 Introduction

The SEA Regulations require all reasonable alternatives to the draft plan to be assessed. Where there are reasonable alternatives to the preferred elements of a plan (i.e. policies, sites, spatial strategy) the SA must assess them to the same level of detail and present the sustainability performance. This allows comparison with the preferred options and provides information for choices to be made between options. This section sets out the consideration of options and alternatives and presents a summary of sustainability performance of reasonable alternatives to the draft plan.

### 5.2 Scale and Distribution Options

#### 5.2.1 Strategic Site Options

Options assessment work was undertaken by the Derby Housing Market Area (HMA), which currently consists of representatives from Amber Valley Borough Council (AVBC), Derby City Council (DCC), Derbyshire County Council and SDDC. In addition, a Growth Options Study was undertaken by AECOM<sup>1</sup> 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.

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. Existing housing allocations have already undergone SA testing and are not considered to need further assessment at this time. District-wide viability work has been completed in order to provide greater clarity on the need for and potential provision of affordable housing for the Plan period.

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. 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. A Statement of Common Ground between Amber Valley, Derby City Council, Derbyshire County Council and South Derbyshire was agreed in December

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<sup>1</sup> Derby Housing Market Area Growth Options Study (AECOM, August 2021)



2024<sup>2</sup> but has since been updated in February 2026<sup>3</sup> to reflect changes in minimum housing needs in each of the three authorities.

The new Standard Method used to identify housing need 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. However, the housing provision figure in the Local Plan review substantially exceeds SDDC housing need measured against the new standard method.

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, South Derbyshire and Amber Valley would be the most sustainable option to meet the housing need required.

In line with this chosen spatial strategy, four strategic sites options within South Derbyshire 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.

Detailed strategic site options assessments can be found in Appendix D of the main SA Report. *Report* All options, if taken forward, would be designed to retain and enhance features of ecological significance such as trees including 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), has potential to deliver significant built development without adversely affecting biodiversity assets on or near the site.

### **Site 1: Infinity Garden Village**

Potential significant positive effects were identified for Site 1 (Infinity Garden Village) for SO2 (Housing), SO6 (Economy), and SO7 (Employment). Potential significant negative effects were identified for SO11 (Resources) due to the site being on greenfield/Grade 3 agricultural land, a sand and gravel mineral safeguarding zone, and a contamination zone. Uncertain effects were identified for SO12 (Pollution) in relation to likely impacts to air, noise and light and SO16 (Landscape) in relation to potential effects on the 'Green Wedges' in Derby City.

### **Site 2: Thulston Fields**

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<sup>2</sup> Amber Valley Borough Council, Local Plan News - [AV09 - Statement of Common Ground Between AVBC, DCC and SDDC](#)

<sup>3</sup> Derby Housing Market Area (HMA) Amber Valley Borough Council, Derby City Council, Derbyshire County Council and South Derbyshire District Council (February 2026)



Potential significant positive effects were identified for Site 2 (Thulston Fields) for SO1 (Biodiversity), SO2 (Housing), SO6 (Economy) and SO7 (Employment). Potential significant negative effects were identified for SO11 (Resources) and SO16 (Landscape), due to the site being on greenfield/Grade 2 and 3 agricultural land. Uncertain effects were identified for SO9 (Sustainable Travel) due to access constraints and likely congestion impacts and SO12 (Pollution) in relation to likely impacts to air, noise and light.

### **Site 3: Land South of Mickleover**

Potential significant positive effects were identified for Site 3 (Land South of Mickleover) for SO1 (Biodiversity), SO2 (Housing), SO6 (Economy) and SO7 (Employment). Potential significant effects were identified for SA11 (Resources) due to the site being on greenfield/Grade 2 and 3 agricultural land. Uncertain effects were identified for SO12 (Pollution) in relation to likely impacts to air, noise and light, SO15 (Historic Environment) due to the sites proximity to heritage assets and SO16 (Landscape) in relation to potential effects on the 'Green Wedges' in Derby City.

### **Site 4: South of Littleover**

Potential significant positive effects were identified for Site 4 (South of Littleover) for SO2 (Housing), SO6 (Economy), and SO7 (Employment). Potential significant negative effects were identified for SO11 (Resources) due to being on greenfield/Grade 3 agricultural land, a sand and gravel mineral safeguarding zone, and a historic landfill site. Uncertain effects were identified for SO12 (Pollution) in relation to likely impacts on air, noise, light and SO16 (Landscape) in relation to potential effects on the 'Green Wedges' in Derby City.

### **Choice of Preferred Options**

The preferred sites chose for allocation in the Local Plan part 1 Review are Site 1: Infinity Garden Village and Site 3: Land South of Mickleover. These sites were selected for a number of reasons in relation to the evidence base summarised in **Section 2.3.1 and 6.2** of the **main SA report**.

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 Sites 2 (Thulston Fields) and Site 4 (South of Littleover).

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. There is also the opportunity to create a Country Park in close proximity to the Pastures Hospital Estate, delivering mitigation and via enhancement of the setting of the listed buildings within the Pastures Hospital Estate.

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 allocated on, 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 the site 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.

Given the options available to SDDC to meet unmet need from Derby in full, without the need for Green Belt boundary change, the exceptional circumstances necessary for Green Belt Review do not exist. In addition, 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.

## 5.2.2 Spatial Strategy Options

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 options have been assessed.

Four Spatial Distribution Options were identified and assessed:

- **Option A (Preferred Option):** 100% Derby Fringe including Strategic Allocations;
- **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.

Overall, these Spatial Distribution Options have performed similarly against the majority of SA objectives, however there are some differences, with Option A having the highest quantity of potential significant positive effects. This is primarily associated with housing delivery, employment and infrastructure. All options meet SDDC's required housing quantities. However, all options could result in potential significant negative effects upon resources due to the utilisation of greenfield land within these spatial options, leading to the permanent loss land. Comparatively, Options B and C have resulted in largely similar effects, with uncertain effects identified for biodiversity, quality of life, climate change adaptation, and historic environment. Option D has resulted in the highest quantity of potential significant negative effects due to the location of development around Swadlincote, key service villages and other rural villages. Increased development around rural villages has potential to result in increased loss of greenfield land, altering the landscape character, as well as increasing barriers to accessing sustainable travel, and increasing pressures on rural services and infrastructure. The assessment of Option E has identified uncertain effects for biodiversity, historic environment and landscape, and potential significant negative effects upon climate change adaptation.

The preferred spatial strategy (Option A) has been chosen due to the Option meeting the Derby HMA housing need where it is most needed, in close proximity to Derby. Additionally, this Option is located in close proximity to services, employment and leisure opportunities within Derby, reducing the need to travel and the distance to travel. 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.

### 5.3 Employment Site Options

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 SA consultants have also examined the Derby and South Derbyshire Employment Land Review (ELR)<sup>4</sup> 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

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<sup>4</sup> BE Group (October 2023) Employment Land Review Derby City Council and South Derbyshire District Council



risk, habitats on site, neighbouring uses, contamination, green wedges etc.). The appraisals were informed by the Councils own Strategic Housing and Economic Land Availability Assessment (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 need, paragraph 10.87 of the ELR recommended 13 site options in South Derbyshire for further consideration in the Local Plan development process. The ELR goes on to recommend that three sites be allocated in the Local Plan for employment use and SDDC took on board the recommendation via the following policies:

- Policy STRA1: Infinity Garden Village;
- Policy STRA3: Former Drakelow Power Station; and
- Policy INF3: Strategic Rail freight Interchange/ Freeport.

However, 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 represents a gap within the SA.

Following Regulation 19 consultation, SDDC identified a need to undertake an additional assessment of Employment Site Options, in order to ensure all reasonable options have been assessed. The ELR<sup>5</sup> identified 13 potential site options for employment space development within South Derbyshire. The 13 recommended employment site options (including the preferred allocations) identified 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 majority of Employment Site Options have the potential to result in significant positive effects on economy and employment. However, all Employment Site Options have the potential to result in uncertain effects on infrastructure and climate change due to uncertainties surrounding the potential for increased road traffic using the transport network and barriers towards sustainable transport and the potential for increased greenhouse gas emissions.

Three sites have the potential to result in potential significant negative effects on biodiversity, intersecting designated natural conservation sites or protected assets. Similarly, the majority of sites have the potential to result in potential significant negative effects upon resources due to their locations on greenfield land. Additionally, two sites have the potential to result in potential significant negative effects on the historic environment due to interesting with designated historic assets and the potential to alter their settings.

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

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<sup>5</sup> Derby City Council and South Derbyshire District Council (2023) Employment Land Review



Four sites have the potential to result in potential significant negative effects on climate change adaptation due to their location within areas of flood zone 3 and in close proximity to a watercourse.

Overall, the performance of site options varies, with the majority of sites resulting in at least one potential significant negative effect and at least one potential significant positive effect.

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.



## 6.0 Assessment of the Draft Local Plan policies

### 6.1 Introduction

The summary tables in this section present the sustainability performance of the policies of the draft Local Plan Part 1 Review.

For each group of policies, a summary table is presented which contains symbols and colours showing the potential sustainability effects against each of the SA Framework Objectives. The key to the sustainability effect scores is shown in **Table NTS 3-2**.

**Table NTS 6-1: 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	SA Objectives															
Policy S6: Sustainable Access	0	0	+	0	0	0	0	++	++	0	0	+	+	0	0	0

**Table NTS 6-2: 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



Site Option	SA Objectives															
Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth	0	++	+	0	0	?	?	+	+	0	--	?	+	0	?	?



**Table NTS 6-3: 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



**Table NTS 6-4: 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 E7 Rural Employment Development	+	0	0	0	0	+	+	+	0	0	0	0	0	0	+	0



**Table NTS 6-5: 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	+	+



**Table NTS 6-6: 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	+	++



**Table NTS 6-7: 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 Freeport	+	0	+	0	0	++	++	+	+	0	?	?	+	-	0	-
Policy INF4: Transport Infrastructure Improvement Schemes	+	0	+	0	0	+	+	+	+	0	0	-	0	+	+	+



Policy	SA Objectives															
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	+	+



Potential effects of the policies have been summarised by policy group below.

### **Spatial Strategy Policies**

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, Policy S4: Housing Strategy, and Policy S5: Employment Land Strategy. An uncertain effect has been identified for SO12 (Pollution) for Policy S1: Sustainable Growth Strategy, Policy S4: Housing Strategy and Policy S5: Employment Land Strategy. An uncertain effect has been identified for SO15 (Historic Environment) for Policy S4: Housing Strategy. Finally, an uncertain effect has been identified for SO16 (Landscape) for Policy S4: Housing Strategy.

### **Strategic Allocations**

Potential significant positive effects have been identified for SO1 (Biodiversity), SO2 (Housing), SO3 (Accessibility and Health), SO6 (Economy), SO7 (Employment) and SO8 (Infrastructure).

Potential significant negative effects have been identified in the assessment of the preferred policies against SO11 (Resources) for policies STRA1: Infinity Garden Village Mixed Use Allocation and STRA2: Land South of Mickleover.

An uncertain effect has been identified against SO11 (Resources) for STRA3: Former Drakelow Power Station. Uncertain effects have been identified for SO12 (Pollution) for all of the strategic allocations. Uncertain effects have been identified for SO15 (Historic Environment) for STRA3: Former Drakelow Power Station.

A potential significant positive effect has been identified for Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth in relation to SO2 (Housing). A potential significant negative effect has been identified for SO11 (Resources). Uncertain effects have been identified for SO6 (Economy), SO7 (Employment), SO12 (Pollution), SO15 (Historic Environment) and SO16 (Landscape).

### **Housing Policies**

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. No potential significant negative effects have been identified. An uncertain effect has been identified for SO2 (Housing) for Policy H21: Affordable Housing.

### **Employment and Economy Policies**

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).



A potential significant negative effect has been identified for SO11 (Resources) for Policy E1: Strategic Employment Land Allocation. An uncertain effect has been identified for SO1 (Biodiversity) Policy E6: Woodville Regeneration Area. An uncertain effect has been identified for SO3 (Accessibility and Health) for Policy E6 Woodville Regeneration Area. Finally, uncertain effects have been identified for SO12 (Pollution) and SO15 (Historic Environment) for Policy E1: Strategic Employment Land Allocation.

### **Sustainable Development Policies**

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 significant negative or uncertain effects have been identified.

### **Built and Natural Environment Policies**

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 Transport), SO15 (Historical Landscape) and SO16 (Landscape). No potential significant negative or uncertain effects have been identified.

### **Infrastructure Policies**

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).

No potential significant negative effects have been identified. Uncertain effects have been identified in relation to SO11 (Resources) and SO12 (Pollution) for Policy INF3: East Midlands Intermodal Park Strategic Rail Freight Interchange/ East Midlands Freeport. An uncertain effect has also been identified for SO16 (Landscape) for Policy INF9: Open Space, Sport and Recreation.



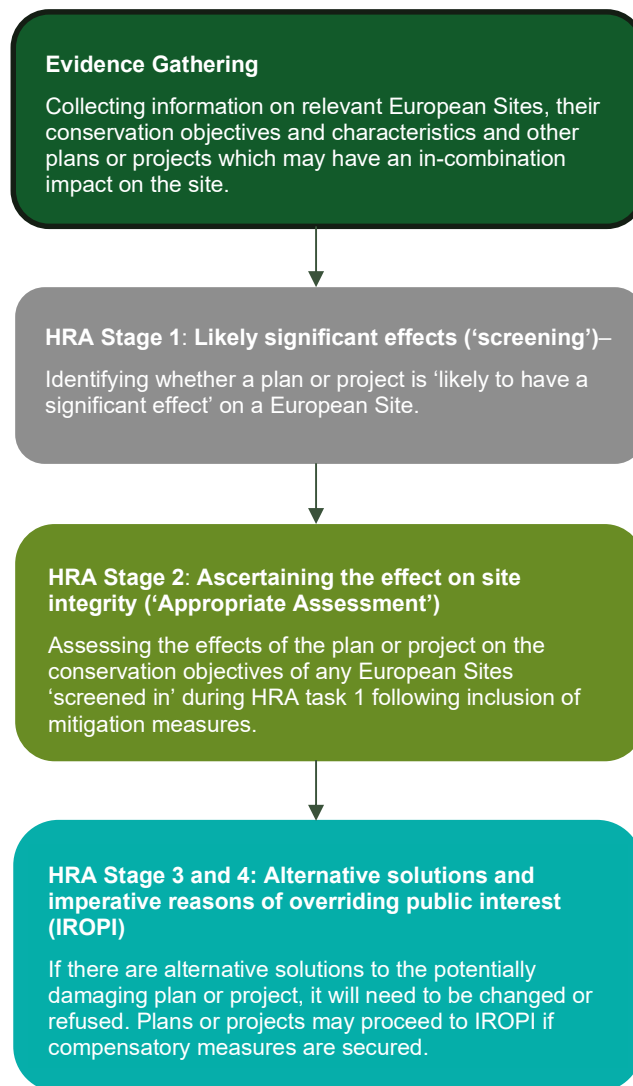
## 7.0 Habitats Regulations Assessment

### 7.1 Introduction

This section summarises the separate HRA Screening Report<sup>6</sup>.

**Figure NTS 7-1** 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 NTS 7-1: HRA Process**



<sup>6</sup> SLR (March 2025) South Derbyshire District Council Local Plan Habitats Regulations Assessment Screening Report



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.

## 7.2 Screening

The purpose of screening is to identify whether a plan or project could result in Likely Significant Effects (LSE) on any of the Habitat 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 potential impact 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 was subject to screening in February / March 2025 to determine whether a LSE on a relevant Habitats Site could exist. This identified the potential for the draft Local Plan Part 1 Review 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 Part 1 Review alone or in-combination.

The next stage of the HRA, Appropriate Assessment (AA) must therefore be undertaken. The AA will be progressed immediately and will be completed prior to Submission of the Local Plan Part 1 Review for Examination.

## 7.3 Appropriate Assessment

The South Derbyshire Local Plan HRA has been submitted as a standalone document alongside this SA Report and the Local Plan Part 1 Regulation 19 Main Modifications.

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.



However, there is a potential for hydrological changes due to a number of policies that may lead 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 and Neighbouring Local Plan policies which may also provide mitigation, particularly those policies which relate directly to the protection of the River Mease SAC.



## 8.0 Potential Cumulative Effects

This section describes potential cumulative effects which may arise as a result of the draft Local Plan. Potential cumulative effects have been identified in the assessment of the draft Local Plan Part 1 Review policies including the strategic site allocations and the saved policies in the Local Plan (with regards to the potential effects of the policies interacting or combining) and potential cumulative effects which may arise in respect to other plans and projects in the District and in neighbouring areas.

Potential cumulative effects identified in the assessment of policies and sites are listed in **Table NTS 8-1** and **Table NTS 8-2** respectively. **Table NTS 8-3** and **Table NTS 8-4** identify potential cumulative effects relating to other plans and projects.



**Table NTS 8-1: Potential Cumulative Effects Identified in the Assessment of Local Plan Policies**

Policy	SA Objective	Significance	Description of Potential Cumulative Effects
Policy STRA1: Infinity Garden Village Mixed Use Allocation Policy STRA2: Land South of Mickleover Policy STRA3: Former Drakelow Power Station 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	SA Objective	Significance	Description of Potential Cumulative Effects
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 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	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 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 NTS 8-2: Potential Cumulative Effects Identified in the Assessment of Local Plan Site Allocations**

Site	SA Objective	Significance	Description of Potential Cumulative Effects
STRA 1: Infinity Garden Village Mixed Use Allocation and STRA 2: 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.
STRA 1: Infinity Garden Village Mixed Use Allocation and STRA 2: 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.
STRA 1: Infinity Garden Village Mixed Use Allocation and STRA 2: 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.
STRA 2: 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.
STRA 1: Infinity Garden Village Mixed Use Allocation and STRA 2: Land South of Mickleover Existing housing allocations: H13, H16, H18, H20	SO16 (Landscape)	--	Sites 1 and 3 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.



**Table NTS 8-3: Potential Cumulative Effects with Other Plans**

Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
Amber Valley Borough Local Plan 2022-2040 <sup>7</sup>	<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"> <li>• 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;</li> <li>• 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</li> </ul>	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 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).

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



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	<ul style="list-style-type: none"> <li>To aim to ensure that local services, facilities and employment opportunities in the Borough are accessible to all local communities.</li> </ul>			
Derby City Core Strategy (Part 1) 2011-2028	<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"> <li>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</li> <li>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"> <li>o affordable and social housing;</li> <li>o high quality homes that respect local distinctiveness and help make Derby a more attractive place to live and invest in;</li> </ul> </li> </ul>	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 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).



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	<ul style="list-style-type: none"> <li>○ homes to meet the needs of our diverse communities, including older people, and minority ethnic communities; and</li> <li>• To make the best use of existing infrastructure and to fully integrate and coordinate new development with investment in and provision of new infrastructure, taking into account changes to our population including the needs of older people, children and young people.</li> </ul>			
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



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
				(Pollution), and SA13 (Contributions to Climate Change).
Derby City Council, Emerging Local Plan (Draft Local Plan currently at Regulation 18 stage)	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) and SO7 (Employment)	++	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 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"> <li>Ensure the delivery of new homes, including affordable housing, which meet local housing needs including in terms of number, size, tenure and type;</li> </ul>	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
	<ul style="list-style-type: none"> <li>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</li> <li>Maintain access to services and facilities including jobs, shops, education, sport and recreation, green space, cultural facilities, communication networks and health &amp; social care and ensure that development is supported by the physical and social infrastructure the community needs and that this is brought forward in a co-ordinated and timely way.</li> </ul>			
<p>Erewash Borough Core Strategy 2011-2028</p>	<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"> <li>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</li> </ul>	<p>N/A</p>	<p>0</p>	<p>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.</p>



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	<p>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</p> <ul style="list-style-type: none"> <li>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 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.</li> </ul>			
<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"> <li>Housing Choice: To provide a mix of well designed, sustainable market, specialist and affordable homes that</li> </ul>	<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</p>



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	<p>meet the needs of existing and future residents given ongoing and expected population change in the Borough; and</p> <ul style="list-style-type: none"> <li>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.</li> </ul>			<p>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>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"> <li>Protecting Derbyshire Dales character;</li> <li>Strengthening the economy; and</li> <li>Healthy and sustainable communities.</li> </ul> <p>Eighteen strategic objectives have been developed in the Derbyshire Dales District Local Plan, including:</p> <ul style="list-style-type: none"> <li>To ensure that there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the community;</li> </ul>	<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 housing/employment development are in close proximity to South Derbyshire District.</p>



Plan	Description of Plan	SA Objective	Significance	Description of Potential Cumulative Effects
	<ul style="list-style-type: none"> <li>To protect and facilitate the necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity; and</li> <li>To facilitate development that will support the growth of the District's economy, particularly through improving the quality of local employment.</li> </ul>			



**Table NTS 8-4: 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 Nottinghamshire and the East Midlands Intermodal Park (EMIP) in South Derbyshire.	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 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.



## 9.0 Mitigation measures

The SEA Regulations advocate an approach whereby potential significant 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. Mitigation measures put forward within the assessment of the draft Local Plan policies (including strategic sites) are listed within **Table NTS 9-1** and are included within the assessment matrices within **Appendix E** of the **main SA Report**.



**Table NTS 9-1: Proposed Mitigation Measures for the Draft Local Plan Policies**

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



SA Objective	Policy	Significance Identified in SA	Explanation and Mitigation Measures to Minimise or Avoid Potential Effects
			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 Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth Policy INF3: East Midlands Intermodal Park Strategic Rail Freight Interchange/East Midlands Freeport	?	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.
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	?	Further details of proposals for development could assist in determining the significance score. Loss of greenfield land cannot be mitigated.
	Policy FLG1: Long Term Strategic Housing Growth Area South of Mackworth	?	Loss of greenfield land cannot be mitigated.
	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 (identified in **Section 8**) are identified in **Table NTS 9-2**.

**Table NTS 9-2: 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"> <li>• Amber Valley Borough Draft Local Plan 2022-2040</li> <li>• Derby City Core Strategy (Part 1) 2011-2028</li> <li>• North West Leicestershire District Local Plan 2020-2040</li> <li>• East Staffordshire Borough Local Plan 2012-2031</li> </ul>	--	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 a cluster 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"> <li>• Amber Valley Borough Draft Local Plan 2022-2040</li> <li>• Derby City Core Strategy (Part 1) 2011-2028</li> <li>• North West Leicestershire District Local Plan 2020-2040</li> <li>• East Staffordshire Borough Local Plan 2012-2031</li> </ul>	--	<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"> <li>• Amber Valley Borough Draft Local Plan 2022-2040</li> <li>• Derby City Core Strategy (Part 1) 2011-2028</li> <li>• North West Leicestershire District Local Plan 2020-2040</li> <li>• East Staffordshire Borough Local Plan 2012-2031</li> </ul>	--	<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>



## 10.0 Proposed Monitoring Arrangements

The final stage of the SA is monitoring the significant effects of the plan after it is adopted and therefore monitoring proposals set out in the main SA Report are a draft framework. Indicators are required to focus on effects which are predicted to be significantly negative or uncertain. The proposed SA indicators may overlap with those proposed for monitoring the implementation of the Local Plan. Opportunities to streamline and align the monitoring between the SA and the Local Plan will be taken as far as possible.

The proposed monitoring indicators are set out in **Table NTS 10-1**.



**Table NTS 10-1: 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 40% 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/ area of employment space provided by the adjoining Area of Future Growth in AVBC
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 BMV 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 Rail	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
	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 <sup>8</sup>
	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

<sup>8</sup> 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



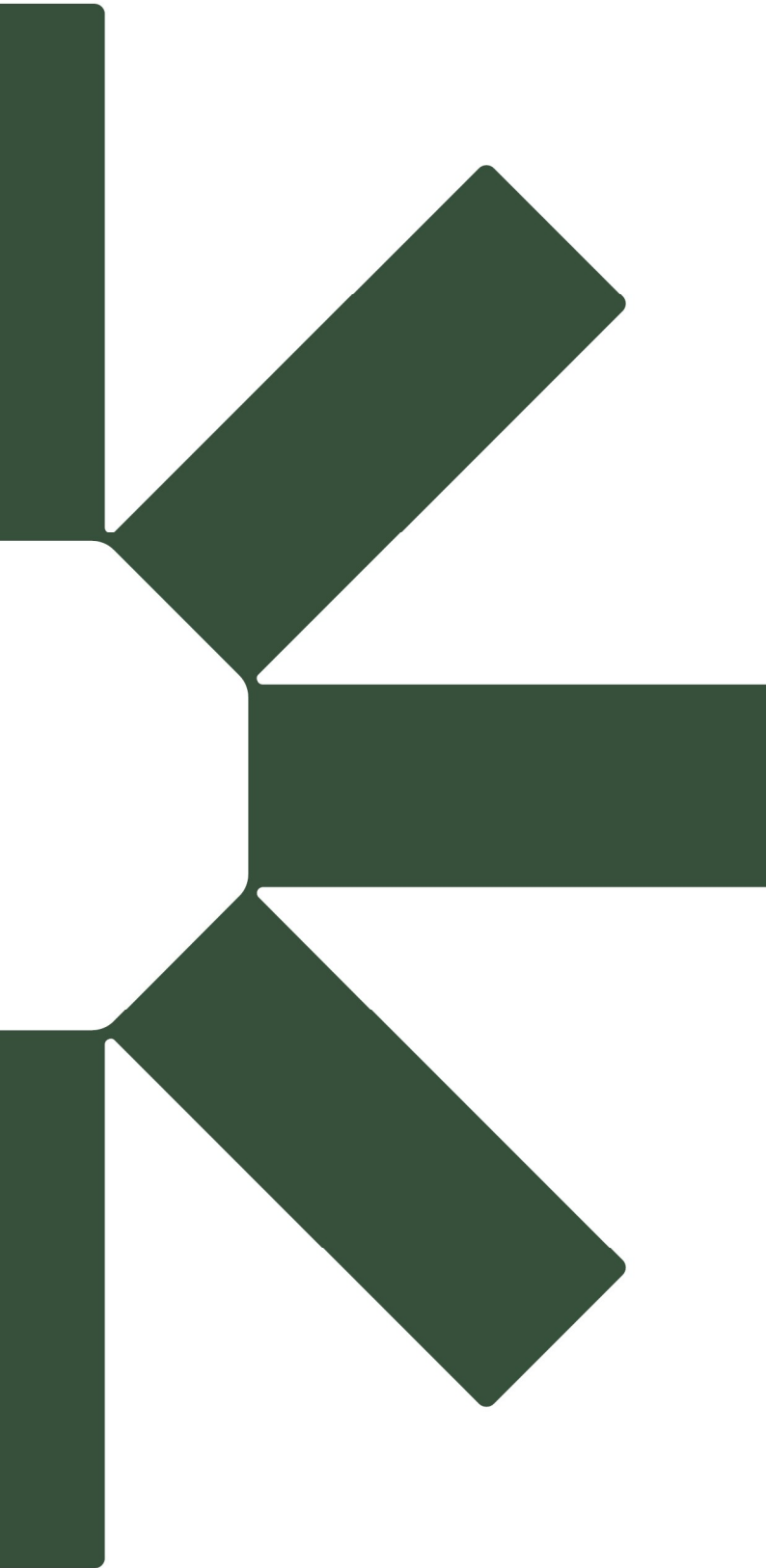
## 11.0 Next steps

This SA Report and accompanying NTS and Local Plan Part 1 review will be consulted on in April – May 2026 for a period of six weeks, prior to submission to the Secretary of State for Examination in Public later in 2026.

**Table NTS 11-1: 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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