Appendix B Baseline Data

South Derbyshire Local Plan Sustainability Appraisal

South Derbyshire District Council

Civic Offices, Civic Way, Swadlincote, DE11 0AH

SLR Project No.: 430.000116.00001

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16 October 2026

Making Sustainability Happen

Contents

1.0 Introduction 1
2.0 Evidence Gathering and Data Gaps 1
3.0 District Characteristics 3
4.0 Biodiversity, Geodiversity, Flora and Fauna 4
5.0 Population & Human Health 7
6.0 Material Assets 18
7.0 Soil, Water and Air 23
8.0 Climatic Factors 24
9.0 Cultural Heritage 27
10.0 Landscape 28

Figures

Figure 1: Map of South Derbyshire within Derbyshire 4
Figure 2: Nature Conservation Sites and The River Mease Catchment 5
Figure 3: Rate of Population Increase by Local Authority (2011-2021) 8
Figure 4: Population Change in the East Midlands (2011-2021) 8
Figure 5: Population Change by Age Cohort in South Derbyshire (2011-2021) 9
Figure 6: Vital Statistics for South Derbyshire, Derbyshire and England 11
Figure 7: Indexes of Multiple Deprivation in South Derbyshire (2019) 12
Figure 8: Indexes of Multiple Deprivation in South Derbyshire by Deprivation Type (2015/2019) 12
Figure 9: Affordable and Gross Housing Completions (2011-2022) 15
Figure 10: Vacant Units within Swadlincote Town Centre (October 2022) 21
Figure 11: Flood Zones in South Derbyshire 25
Figure 12: Areas of Multiple Environmental Sensitivity in South Derbyshire 28
Figure 13: Green Belt in South Derbyshire 29

Tables

Table 1: Evidence Base Collected (Or To Be Collected) To Inform The South Derbyshire Local Plan. 1
Table 2: Observed and Projected Demographic Change in South Derbyshire (2011-2041) 10
Table 3: Affordable Housing Completions over the Local Plan Period 14
Table 4: South Derbyshire Five-year Supply (based on Local Plan Period 2011-2029) 15
Table 5: South Derbyshire Five-year Supply (based on the Standard Method for Local Plan Period 2022-2041 16

Table 6: Housing Delivery on Previously Developed Land 17
Table 7: The Status of New Employment Sites 18
Table 8: Change in Employment Floor Space (2022/23) 19

1.0 Introduction

This appendix provides baseline information on the environmental, social, and economic characteristics of the South Derbyshire Local Plan area and data gaps. Data gaps identifies data which is missing, limited or, for example, studies which are due to be updated or published in the future. Data has been collated from published sources available at the time of writing this scoping report.

Baseline data enables a characterisation of the plan area to be developed, including the sensitivity of the environment. Gaining an understanding of this information allows the impacts of the plan to be assessed and its performance to be monitored after adoption. Baseline information can put the plan area into context in relation to a national or regional situation or in relation to adjacent areas. The detailed baseline information has been compiled in a series of topics in line with published guidance1 to include comparators, targets, trends and indicators.

2.0 Evidence Gathering and Data Gaps

To ensure that the Council has sufficient information on which to develop its SA and the preparation of the Local Plan, the evidence in Table 1 has been, or will be collected.

Table 1: Evidence Base Collected (Or To Be Collected) To Inform The South Derbyshire Local Plan.

Type of Evidence	Evidence Status
Assessment of the principal physical and environmental characteristics and needs of the local area	**Topic/Position Papers to inform the Local Plan (to be prepared as appropriate)**
Local Housing Needs Assessment	**Ongoing**
Identification of the principal economic and social characteristics and needs of the local area at the local level	**Through sustainability appraisal and annual monitoring**
Strategic Housing Market Assessment	**Completed 2020**
Employment Land Study	**Completed October 2023**
Swadlincote Town Centre Retail and Leisure Study	**Completed 2012**
Nottingham Derby Green Belt Study	**Completed 2012**
Derbyshire Landscape Character Assessment (including Areas of Multiple Environmental Sensitivity)	**Completed 2004 (updated in 2014)**

[1] A practical guide to the Strategic Environmental Assessment Directive 2005 ODPM ISBN 1851127887

Type of Evidence	Evidence Status
Derby HMA Strategic Viability Assessment	**Completed March 2013**
Climate and Environment Action Summary 2021-30	**Completed 2021**
Open Space Audit	**Commissioned. Work commencing September 2024**
Facilities Planning Model Study: Swimming Pools and Sports Halls	**Completed 2022**
Derby HMA Statement of Common Ground	**Completed June 2020**
Settlement Boundary Topic Paper	**Completed December 2015**
Brownfield Land Register	**Ongoing**
Gypsy and Traveller Site Allocations DPD	**Commenced**
Growth Options Study (Aecom)	**Completed August 2021**
Derby City Capacity Study	**Completed Autumn 2022**
Local Plan Viability Assessment	**To be commissioned. Completion anticipated November 2024**
SHELAA Proforma Assessment	**Update completed February 2024**
Local Green Spaces Plan	**Adopted September 2020**
South Derbyshire Infrastructure Delivery Plan	**Completed 2019. Update anticipated Srping 2025**
Derbyshire Spatial Energy Study	**Completed September 2022**
Draft Planning Obligations SPD	**Completed April 2022**
Older People's Housing, Accommodation and Support 2019-2035 (2020)	**Completed August 2020**
River Mease Special Area of Conservation Water Quality Management Plan – Developer Contribution Scheme 2 (2016)	**Completed June 2016. Update anticipated.**
River Mease SAC Water Quality (Phosphate) Management Plan	**Completed June 2010**
Strategic Flood Risk assessment Level 1	**Commissioned. Completion anticipated October 2024**
Derby HMA Core Strategy Transport Modelling	**To be commissioned in advance of Regulation 19**
South Derbyshire Playing Pitch Strategy Playing Pitch Assessment	**Completed May 2018**
South Derbyshire Open Space, Sport and Community Facilities Strategy	**Completed April 2016**
6Cs Green Infrastructure Study	**Completed July 2010**

Type of Evidence	Evidence Status
Consultation findings on community aspirations	**Ongoing: Consultation findings to be reported as appropriate though the Plan preparation process in line with the Statement of Community Involvement.**
Level 2 Strategic Flood Risk Assessment	**Ongoing**
Heritage Environmental Assessments	**Ongoing**
Housing Market Area Wide Cleaner Greener Energy Study	**Completed November 2009**
Derbyshire Landscape Character Assessment (including Areas of Multiple Environmental Sensitivity)	**Completed 2004 (updated in 2014)**
Transport Modelling	**To be commissioned in advance of Regulation 19**
Derbyshire and Derby Minerals Local Plan	**Ongoing**

Open space in the District is not currently mapped, producing a spatial data gap.

3.0 District Characteristics

South Derbyshire encompasses an area of approximately 33,800 hectares (112 square miles). As shown in Figure 1, the District is bounded by the City of Derby, North West Leicestershire, Erewash, East Staffordshire, the Derbyshire Dales and Amber Valley. 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 1: Map of South Derbyshire within Derbyshire[2]

4.0 Biodiversity, Geodiversity, Flora and Fauna

Biodiversity refers to the variety of life on earth, including the different species of animals, plants, and micro-organisms. South Derbyshire is home to an abundance of rare species (including otters, reptiles, butterflies and newts) and important habitat types, including woodland, meadows, hedges, and ponds. Many sites and land areas in South Derbyshire, on account of their habitat types and/or species present, are protected by national and European Union legislation. Wildlife and biodiversity also provide an appealing asset and attraction that enhances the quality of people's lives, and supports the local economy, for example in tourism and wildlife-friendly land management.

The highest tier of protected wildlife sites in England are Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). There is a further designation, Ramsar sites, that although established through different means, are afforded the same protection as the SPAs and SACs.

There is one SAC in South Derbyshire: the River Mease. The condition of the River Mease has deteriorated in recent years. Indeed, the integrity of the River is affected by elevated levels of phosphates, of which a key source is discharges from treatment works. Given the persistent breaches in regulations and excessive levels of phosphates in the SAC, no new development will be permitted in the section of the River Mease SAC catchment unless nutrient neutrality can be demonstrated. Developer contributions from the River Mease SAC will be used to acquire or change

[2] Place (derbyandderbyshireccg.nhs.uk)

management of a 20m buffer from the SAC and tributaries. The River Mease and its catchment are shown in relation to South Derbyshire in Figure 2.

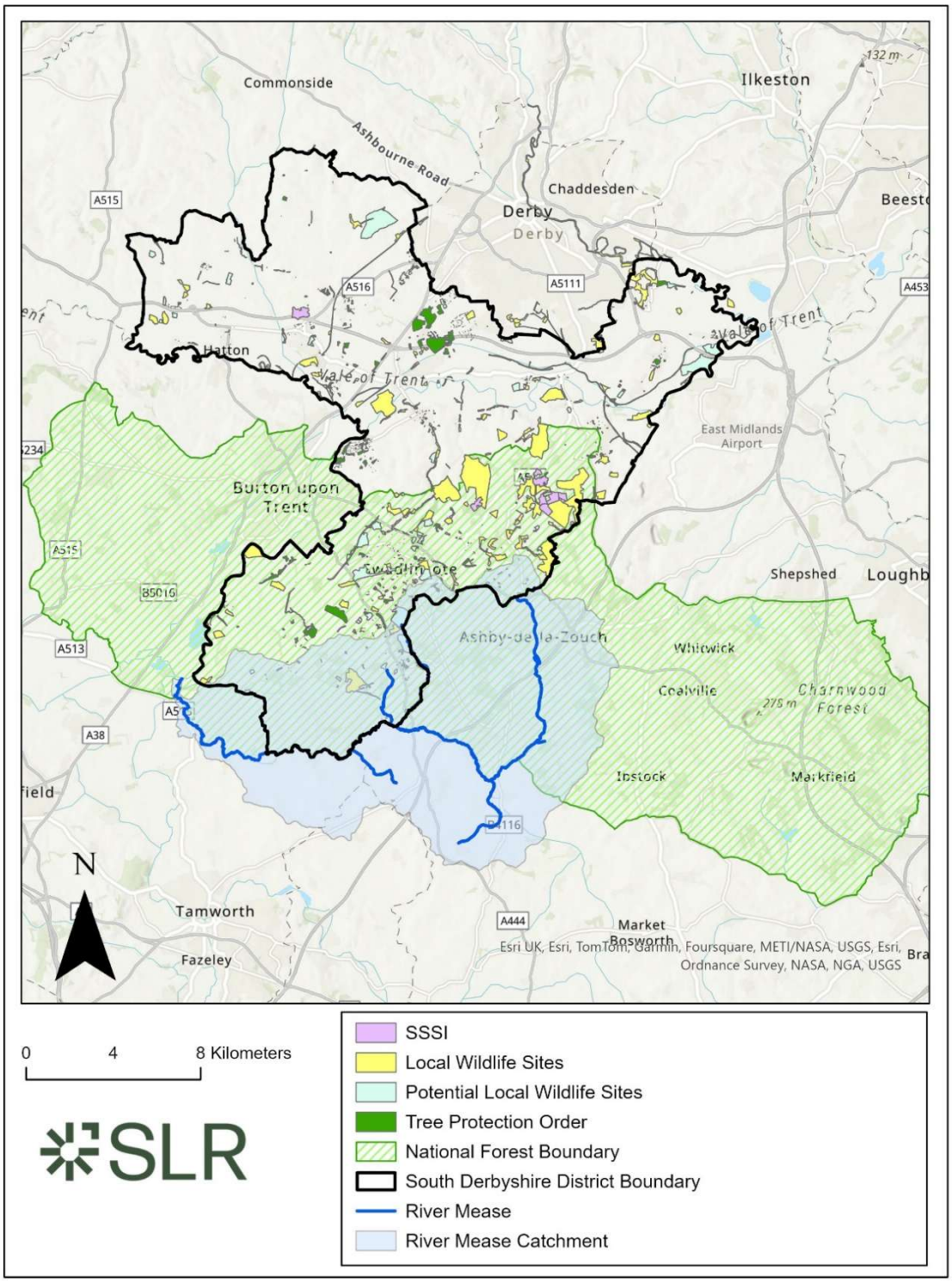

Figure 2: Nature Conservation Sites and The River Mease Catchment

There are other European Sites beyond the District which planning and development decisions in South Derbyshire could impact and which need to be taken onto account

in when making planning policy. Separate assessment under the Habitat Regulations will be undertaken to look at potential issues and mitigation associated with development that could adversely impact on this highest tier of wildlife sites. HRA Screening will be undertaken in relation to the Regulation 19 version of the Local Plan.

South Derbyshire contains 118 Local Wildlife Sites and 146 potential local wildlife sites. There are five designated Sites of Special Scientific Interest (SSSIs) wholly or partly in the District: Dimmingsdale, Calke Park, Carver's Rock, Hilton Gravel Pits and Ticknall Quarries. These are sites designated for wildlife and/or geological interest. Site conditions are varied. In Biodiversity 2020[3], the Government set national targets for 50% of SSSI to be in favourable condition and 95% to be in favourable or unfavourable recovering condition by 2020. There is one National Nature Reserve (Calke Park) as well as two Local Nature Reserves: Elvaston and Coton Park. The area of Local Nature Reserve in South Derbyshire is below the recommended target of 1ha of LNR per 1,000 population. Around 20ha of LNR is designated, whereas the target is 100.3ha.

Most of South Derbyshire is not, however, designated for nature conservation value though un-designated parts of the District are of importance for wildlife. Farmland (particularly where not intensively managed) and hedgerows, trees and woodland, parks and other open spaces can be important for wildlife and public enjoyment of such resources. Domestic gardens can also be of value to wildlife and not simply for human enjoyment of outdoor space.

Several species are afforded protection specifically on the basis of their rarity. In some cases protected species will be found on designated sites (designation can be justified on account of their presence) but these species may also be found in or on non-designated areas. European protected species found in South Derbyshire, amongst others, include Eurasian beavers, the Great Crested Newt and various bat species.

The National Forest is an environmental initiative run by The National Forest Company. Beginning in the 1990s, 200 square miles (520 km^2) of north Leicestershire, south Derbyshire and southeast Staffordshire have been planted in an attempt to blend ancient woodland with newly planted areas to create a new national forest. As shown in Figure 2Figure 2: Nature Conservation Sites and The River Mease Catchment, the Forest stretches from the western outskirts of Leicester in the east to Burton upon Trent in the west, and is planned to link the ancient forests of Needwood and Charnwood.

The National Forest Company is a not-for-profit organisation established in 1995. It is supported by the Department for Environment, Food and Rural Affairs (Defra), with the goal of converting one third of the land within the boundaries of the National Forest (52 sq mi,33,000 acres) to woodland, by encouraging landowners to alter their land use. The Forest contributes to tourism and forestry-related jobs in the area, as well as enhancing its natural features.

Around 8.5 million trees have been planted, more than tripling the woodland cover from 6% to 20%. Roughly 85% of the trees planted are native broadleaf species. Some

[3]Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011) https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services

of the most commonly planted species are: English oak, ash, poplar, Corsican pine and Scots pine. The transformation of the landscape is evolving as the trees planted in the early 1990s have now grown substantially[4].

It is noted that access to natural greenspace across the District is highest around the National Forest area. However, elsewhere in the District there is a lack of greenspace, meaning that green infrastructure is not readily accessible to all residents[5]. There is subsequently a need to improve access to nature across South Derbyshire, in order to avoid increasing pressure on the National Forest as the District population grows.

Notwithstanding the important biodiversity that South Derbyshire contains, there has been, concurrent with national trends, a decline in biodiversity and loss of habitats across the District over recent decades. Wildlife and habitats are vulnerable to a number of threats, these include:

- changing agricultural practices and particularly agricultural intensification (over past decades this has had the biggest adverse impacts on wildlife);
- habitat loss and fragmentation/isolation;
- urbanisation impacts (including lighting, traffic collisions, fire, noise, cat predation, invasive species, pollution);
- air and water quality/quantity impacts; and
- recreational impacts.

Whilst significant adverse impacts have occurred there are, however, opportunities to improve the biodiversity interest. For example, there are significant opportunities to create wetland habitats at former mineral extraction sites in the Trent valley. The South Derbyshire Action Plan for Nature (2021) identifies the opportunities for expanding our wildlife habitats. Derbyshire County Council are developing a Local Nature Recovery Strategy for the County, and local planning policy will align with the habitat corridors identified within South Derbyshire. There are also opportunities in and around development sites for wildlife enhancement, driven by the introduction of mandatory 10% Biodiversity Net Gain from November 2023[6].

5.0 Population & Human Health

According to the 2021 census, South Derbyshire had a population of 107,200 persons, an increase of 13.3% since 2011. This population level has shown a year-on-year pattern of increase as more people move into the District, making it one of the fastest growing in the country. Population growth was so significant overall, that, as illustrated in Figure 3, South Derbyshire climbed 18 places in terms of its size as a local authority between 2011 and 2021. South Derbyshire is the fastest growing northernmost area of the country other than Salford, as illustrated in Figure 4.

[4] Funding for Projects In the National Forest (South Derbyshire) | Active Derbyshire

[5] https://www.southderbyshire.gov.uk/assets/attach/5309/Sustainability-Appraisal-Main-Report.pdf

[6] Document.ashx (cmis.uk.com)

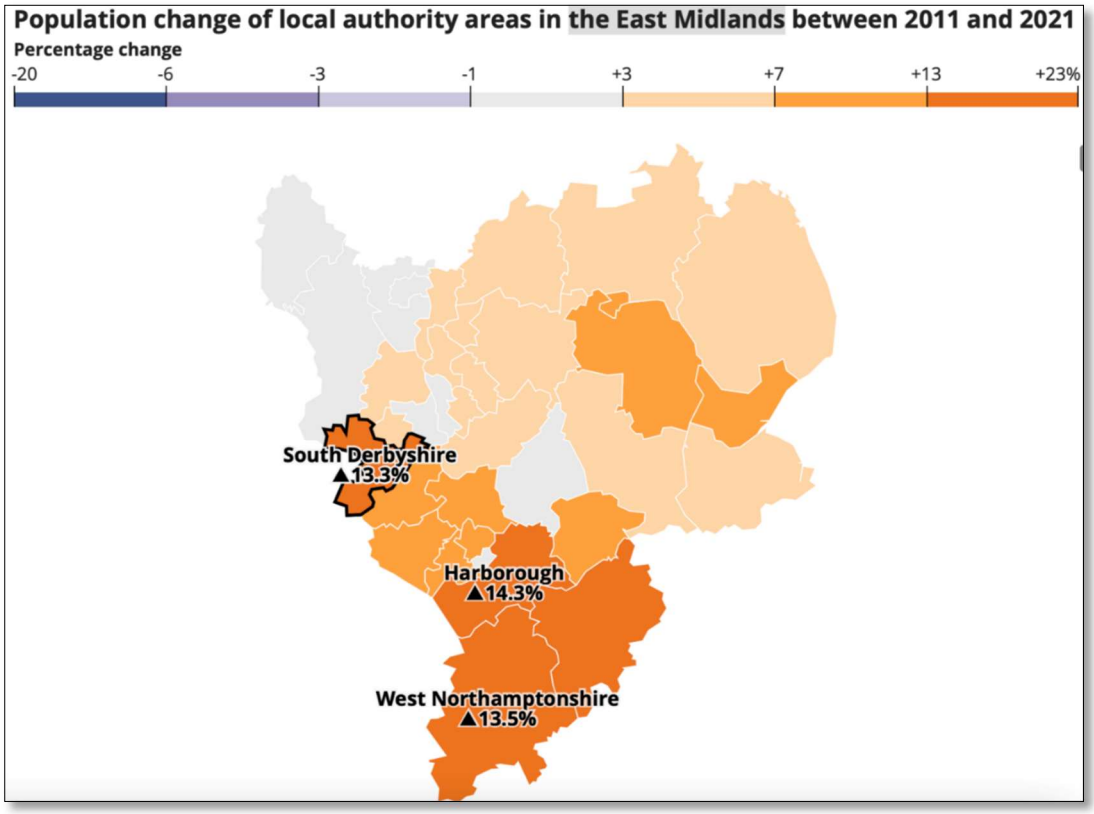

Figure 3: Rate of Population Increase by Local Authority (2011-2021)

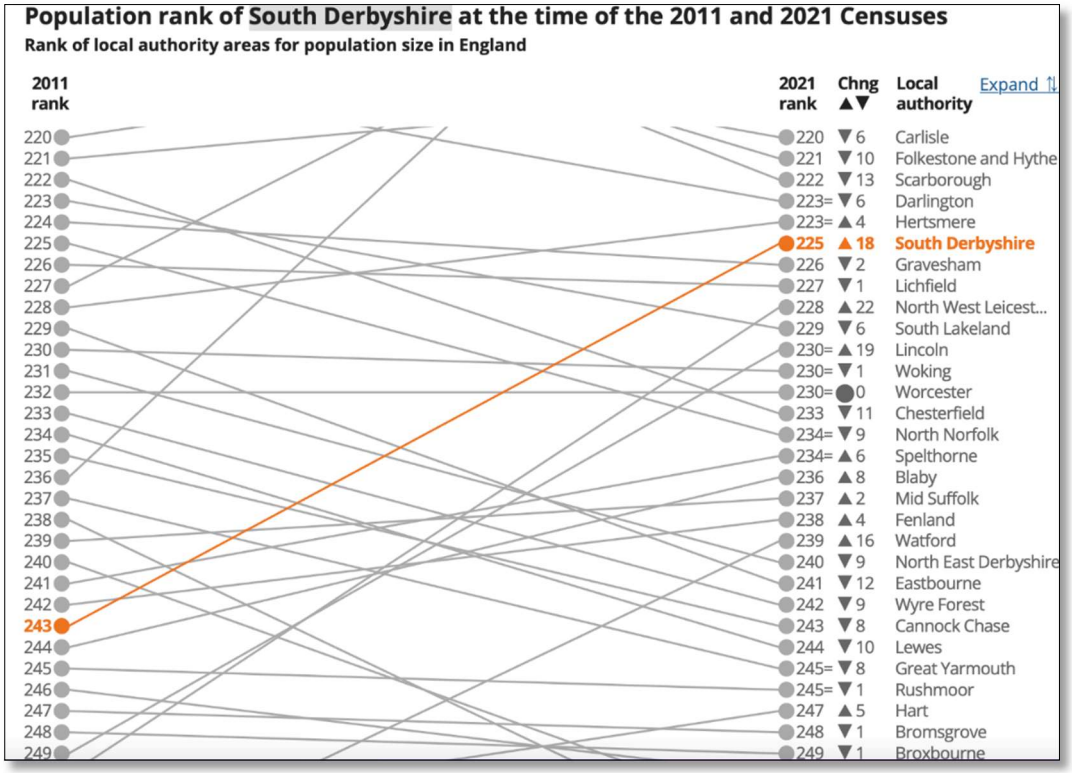

Figure 4: Population Change in the East Midlands (2011-2021)

As is illustrated in Figure 5, the 65 years and older cohort increased by 37.4% from 2011 to 2021, which is one of a few dozen authorities where such an increase occurred. This was a higher rate of aging than observed in neighbouring Derbyshire and other East Midlands authorities.

It is this 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 increasing population, alongside a decreasing average household size has informed house building needs. Though other factors such as economic growth policies and job creation projections have been important in terms of determining housing provision. More recently, as set out in the Government's Planning White Paper consultation document of August 2020, there is a national aspiration for the affordability of housing to be a significant determinant of future housing requirements.

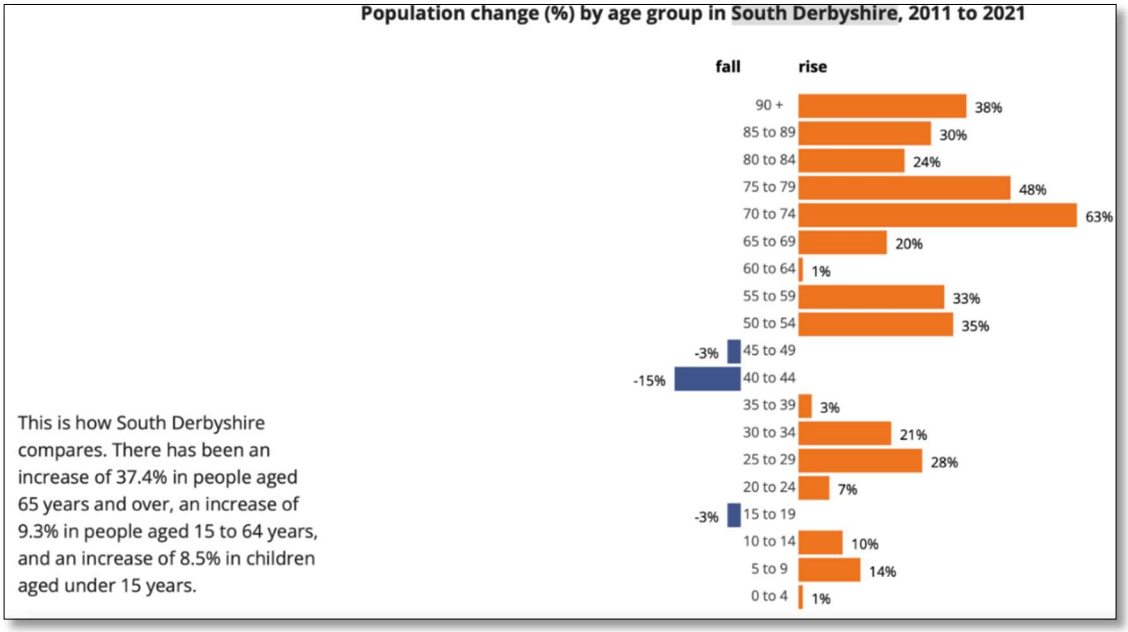

Figure 5: Population Change by Age Cohort in South Derbyshire (2011-2021) [7]

The elderly population profile has an impact on the provision of health care, housing requirements, the labour market and economic growth in the District and a further aging population will present additional challenges. This will need to be a central consideration for the Local Plan, especially regarding housing-related policies.

Nonetheless, as of 2020, South Derbyshire had an old age dependency ratio (working age population: over 65 population) of 29.2 per 100 working age population which is the 3rd lowest out of 29 Districts in the East Midlands region and 28th lowest out of all District Authorities[8]. Consequently, it is reasonable to suggest that the aging demographics will be less of an immediate concern than for other Authorities.

[7] https://www.ons.gov.uk/visualisations/censuspopulationchange/E07000039/

[8] Demographic Report for South Derbyshire | LG Inform (local.gov.uk)

Table 2 highlights the current and projected change for different age groups in South Derbyshire, until 2041.

Table 2: Observed and Projected Demographic Change in South Derbyshire (2011-2041)

South Derbyshire Population Projection[9]	ONS Projected data (2018)	Census data (2021)	Difference Observed: ONS vs. Census (%)	ONS Projected data (2018)	ONS Projected data (2018)	Percentage Change Projected (ONS)	Percentage Change Projected (ONS)
Age Group	**2021**	**2021**	**2021**	**2031**	**2041**	**2021-2031**	**2031-2041**
0-4	5,881	5,800	1.4	6,405	7,013	10.4	9.5
5-9	6,549	6,400	-2.3	6,554	7,011	2.4	7
10-14	6,727	6,700	0.4	6,932	7,228	3.5	4.3
15-19	5,950	5,700	-4.2	7,067	6,841	24	3.2
20-24	5,223	5,200	0.4	5,693	5,630	9.5	1.1
25-29	6,618	6,900	4.3	6,549	7,602	-5.1	16.1
30-34	7,489	7,200	-3.9	7,707	8,480	7	10
35-39	7,269	6,900	-5.1	8,574	8,199	24.3	-4.4
40-44	6,945	6,700	-3.5	8,785	8,661	31.1	-1.4
45-49	7,416	7,300	-1.6	8,224	9,277	12.7	12.8
50-54	8,490	8,400	-1.1	7,652	9,305	-8.9	21.6
55-59	8,113	7,800	-3.9	7,870	8,585	0.9	9.1
60-64	6,578	6,300	-4.2	8,781	7,883	39.4	10.2
65-69	5,776	5,700	-1.3	7,924	7,573	39	-4.4
70-74	5,766	5,600	-2.9	6,118	7,967	9.3	30.2
75-79	4,176	4,000	-4.2	5,059	6,972	26.5	37.8
80-84	2,537	2,500	-1.5	4,352	4,805	74.1	10.4
85-89	1,588	1,500	-5.5	2,493	3,107	66.2	24.6
90+	842	800	-5.0	1,161	1,984	45.1	70.9

[9] Population projections for local authorities: Table 2 - Office for National Statistics

South Derbyshire Population Projection[9]	ONS Projected data (2018)	Census data (2021)	Difference Observed: ONS vs. Census (%)	ONS Projected data (2018)	ONS Projected data (2018)	Percentage Change Projected (ONS)	Percentage Change Projected (ONS)
All ages	109,933	107,200	-2.5	123,900	134,121	15.6	8.2

The health indicators in Figure 6 for South Derbyshire suggest that in terms of life expectancy and mortality causes, the District does not vary significantly from the national figures.

Indicator	Period	S Derbs			East Midlands region (statistical)	England	England		
		Recent Trend	Count	Value	Value	Value	Worst	Range	Best
Life expectancy at birth (Male, 3 year range)	2020 - 22	–	-	79.2	78.6	78.9	73.4		83.7
Life expectancy at birth (Male, 1 year range)	2022	–	-	79.9	78.9	79.3	73.8		83.8
Life expectancy at birth (Female, 3 year range)	2020 - 22	–	-	83.3	82.4	82.8	79.0		86.3
Life expectancy at birth (Female, 1 year range)	2022	–	-	83.4	82.7	83.2	79.2		87.0
Under 75 mortality rate from all causes	2022	➡	313	313.8	351.7	342.3	580.4		196.5
Under 75 mortality rate from all circulatory diseases	2022	➡	75	75.1	79.5	77.8	133.1		37.6
Under 75 mortality rate from cancer	2022	➡	117	116.3	125.5	122.4	174.1		78.8
Suicide rate (Persons, 10+ yrs)	2020 - 22	–	19	6.9	10.4	10.3	20.6		4.2

Figure 6: Vital Statistics for South Derbyshire, Derbyshire and England

Data shows that in 2023 3.7% of South Derbyshire's residents (aged 16-64) had no qualifications, 92.7% of residents held Level 1 qualifications or above, and 37.7% of residents held Level 4 qualifications or above, with the various levels in between scoring below these[10].

In 2021, the majority of residents (74.5%) owned their property, whilst renters formed a smaller share of the market with 9.9% social renters, and 14.7% renting privately. The percentage of residents owning their own property in 2021 has declined slightly by 0.9%, whilst the percentage of residents privately renting their property has increased slightly by 1.7%[11].

Indices of Multiple Deprivation (IMD) is a measurement tool which assesses a variety of socioeconomic factors. The latest (2019) IMD[12] uses the following weighting system: Income (22.5%); Employment (22.5%); Education (13.5%); Health (13.5%); Crime (9.3%); Barriers to Housing and Services (9.3%) and Living Environment (9.3%).

[10] Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)

[11] How life has changed in South Derbyshire: Census 2021 (ons.gov.uk)

[12] English indices of deprivation 2019 - GOV.UK (www.gov.uk)

As Figure 7 depicts, there is a relatively high level of overall deprivation in South Derbyshire. There are particular areas of concern, such as parts of the Swadlincote area.

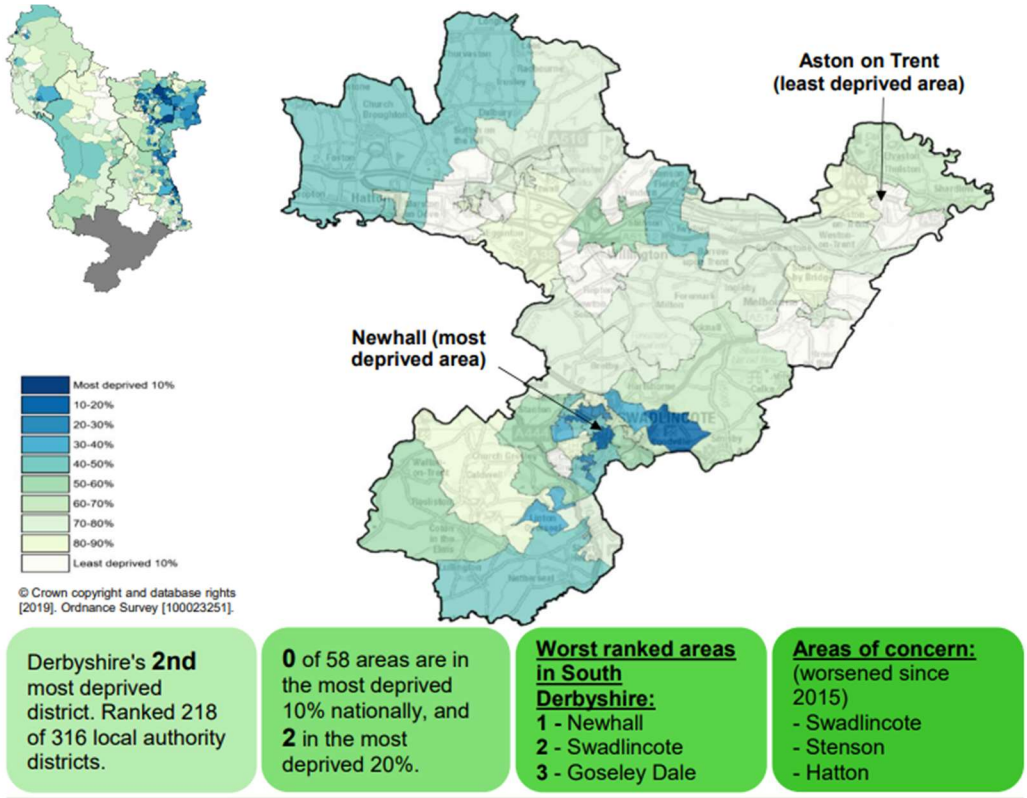

Figure 7: Indexes of Multiple Deprivation in South Derbyshire (2019)

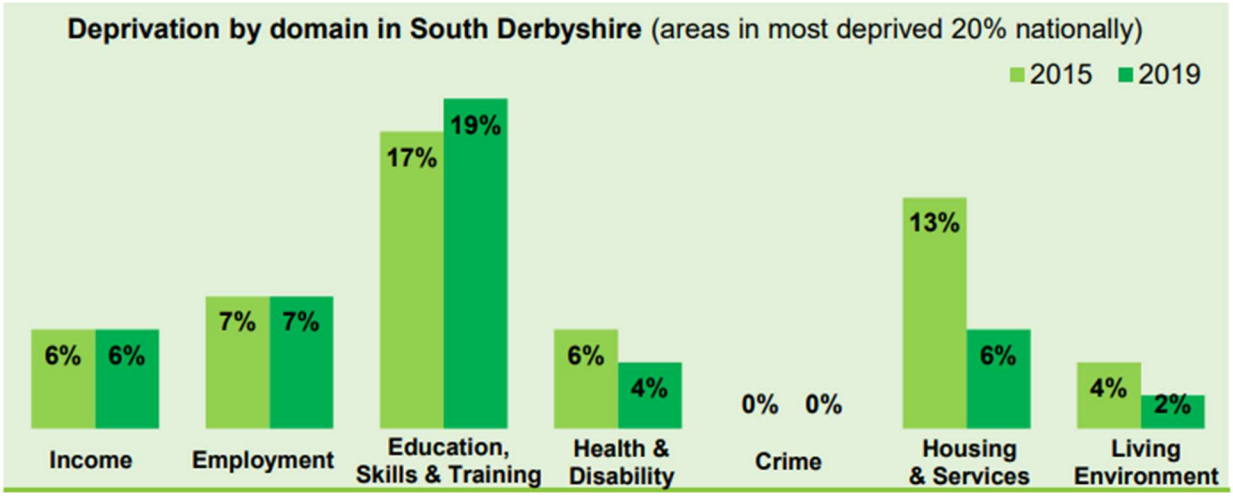

Figure 8: Indexes of Multiple Deprivation in South Derbyshire by Deprivation Type (2015/2019)

As illustrated in Figure 8, the increase in IMD variables was largely specific to a lack of skills development, with other areas seeing improvements overall[13]. Where possible, the emerging Local Plan will need to account for the access or lack thereof of educational services for both existing and future residents. In 2023 median house prices were 7.06 times median (gross) annual workplace earnings. This is a slight decrease from 7.66 times earnings in 2022 indicating that homes have become more affordable in the monitoring period. This makes the District a more affordable place to buy a house than both the England (8.26) and Derbyshire (7.17) averages[14].

The latest housing monitoring report for the District reports on a Local Plan objectively assessed housing need to build an average of 742 homes per year (from 2011 to 2021). From 2011 to 2022/23 there were 9,336 new homes built, an average 848 per year. South Derbyshire requires up to 30% of new housing development to be affordable housing as defined in the NPPF on sites of over 15 dwellings[15,16]. The Derby and South Derbyshire Local Housing Need Assessment identified a need for 214 affordable rental homes to be built annually in South Derbyshire. At a sub-market level, this can be broken down to 75 homes in the Derby Fringe, 105 homes in Swadlincote and South and 35 homes in the North West[17].

The delivery figures since the start of the Local Plan period show a low level of completions in the early part of the Local plan period. This was likely to have been due to a lack of supply from the then committed sites and economic conditions following the global financial crisis. Housing delivery reached its lowest point in the 2012/13 monitoring period. Numbers have been higher since the 2016/17 monitoring period which saw a step change in delivery following adoption of the Local Plan Parts 1 and 2, with new housing allocations having been made available for development.

Table 3 refers to the rate of overall (gross) housing completions since the beginning of the Local Plan period, as well as the affordable dwellings constructed during this period. Although there was an overall marked increase in completions, the proportion of affordable units has declined since 2016. The overall gross amount has increased more steadily although declined last year (2021/22). Figure 9 further highlights these trends.

As identified in Table 3[18] the completions from the previous twelve years demonstrate the housing target of 742 has been met seven times since the beginning of the Local Plan period. In total 9,336 homes (net) have been completed within the Local Plan period up to the 31 March 2023.

[13] Derbyshire Observatory – Deprivation

[14] House price to workplace-based earnings ratio - Office for National Statistics (ons.gov.uk)

[15] South Derbyshire District Council (2016). South Derbyshire Local Plan.

[16] Derby City Council (2017). Derby City Local Plan.

[17] South Derbyshire District Council (2020). Strategic Housing Market Assessment 2019 to 2028.

[18] Monitoring | South Derbyshire District Council

Table 3: Affordable Housing Completions over the Local Plan Period[19]

Year	Social Rented	Intermediate	Shared Ownership	Affordable Rented Homes	Affordable Homes Total	Completions Total (Gross)	Affordable Homes
2011-2012	17	16	N/A	N/A	33	397	8.3%
2012-2013	25	8	N/A	N/A	33	281	11.7%
2013-2014	23	0	N/A	N/A	23	399	5.8%
2014-2015	10	23	N/A	64	97	438	22.1%
2015-2016	59	12	N/A	36	107	584	18.3%
2016-2017	123	6	N/A	30	185	835	22.5%
2017-2018	84	52	N/A	44	180	934	19.3%
2018-2019	99	N/A	43	83	225	1230	18.3%
2019-2020	112	N/A	75	104	291	1292	22.5%
2020-2021	45	N/A	50	70	165	1035	15.9%
2021-2022	21	N/A	34	101	156	935	16.6
2022-2023	11	N/A	22	99	132	1125	11.7%
Total	**597**	**117**	**168**	**431**	**1339**	**7425**	**16.5%**

[19] Monitoring | South Derbyshire District Council

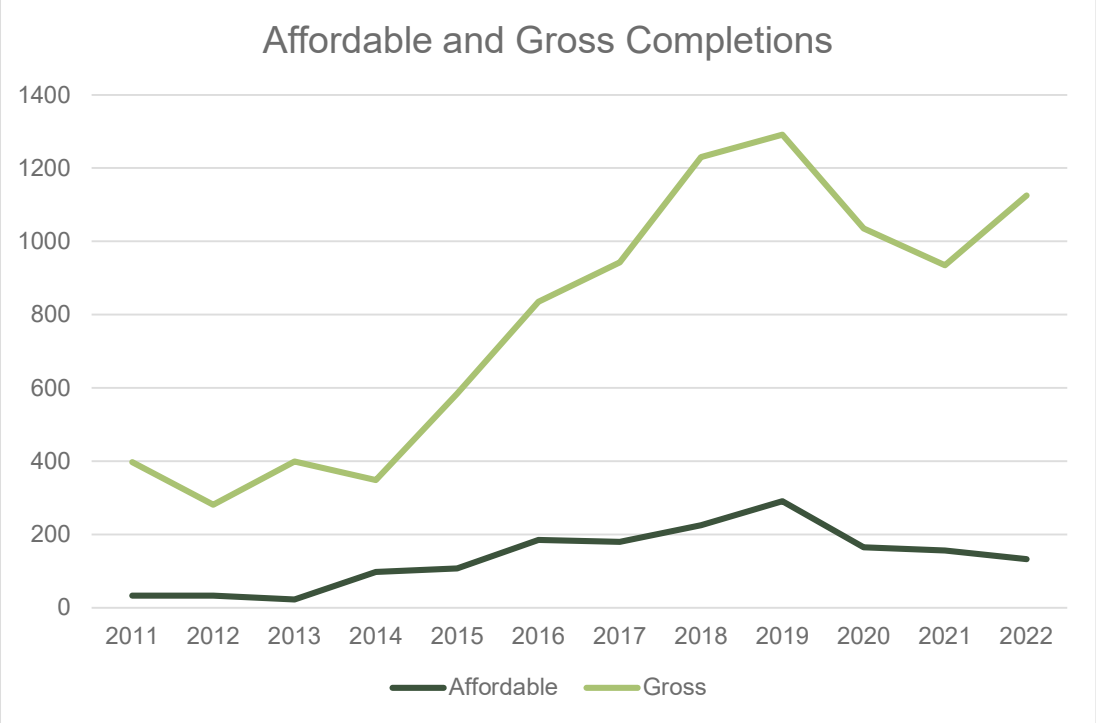

Figure 9: Affordable and Gross Housing Completions (2011-2022)

In order to address the historical shortfall in housing delivery, the Council expects to continue to deliver high levels of growth over the next five years. The Council's five-year land supply (based on the period 2011-2029) is set out in Table 4[20].

Table 4: South Derbyshire Five-year Supply (based on Local Plan Period 2011-2029)

Estimations	Housing Supply
Local Plan Period Requirement 2011 – 2028	12,618
Annualised Requirement	742
Dwellings Completed 2011/12 to 2022/23	9336
Estimated Net Completions 2023/24	907
Dwellings left to be built	2375
Shortfall	0 (-597)
Shortfall if met over 5 years (per annum)	0
Adjusted Requirement (per annum)	742
Projected gross Completions 2023/24 to 2028/29	4335
Losses (calculated as 12 per year)	-60

[20] https://www.southderbyshire.gov.uk/assets/attach/11767/Housing-Position-Paper-January-2024.pdf

Estimations	Housing Supply
Net Projected Completions 2022/23 to 2027/28	4275
Five-Year Supply	**5.76**

The Council's five-year land supply (based on the standard method for the plan period 2022-2041) is set out in Table 5[21].

Table 5: South Derbyshire Five-year Supply (based on the Standard Method for Local Plan Period 2022-2041

Estimations	Housing Supply
Local Plan Period Requirement	8874
Annualised Requirement	522
Dwellings Completed 2021/22 to 2022/23	1118
Estimated Net Completions 2023/24	907
Dwellings left to be built	6849
Shortfall	0 (-981)
Shortfall if met over 5 years (per annum)	0
Adjusted Requirement (per annum)	522
Projected gross Completions 2023/24 to 2028/29	4335
Losses (calculated as 12 per year)	-60
Net Projected Completions 2022/23 to 2027/28	4275
Five-Year Supply	**8.18**

As the Table 6 demonstrates, the number of housing developments built on previously developed land has decreased, and most developments completed are on greenfield sites.. In the 2022/23 period, of the 1,118 dwellings (net completions) that were completed within the District, 26.7% were on previously developed land. The NPPF (2023) encourages the use of brownfield sites but does not set a national target. The high rate of greenfield development in South Derbyshire is a result of the high level of housing growth required and lack of availability of previously developed land. Brownfield sites which have potential for regeneration should to be prioritised in the updated Local Plan Part 1 in order to minimize the loss of greenfield sites.

[21] https://www.southderbyshire.gov.uk/assets/attach/11767/Housing-Position-Paper-January-2024.pdf

Table 6: Housing Delivery on Previously Developed Land

Monitoring Period	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Number	**378**	**274**	**385**	**420**	**569**	**820**	**921**	**1218**	**1285**	**1029**	**919**	**1118**
On previously developed land (%)	**38**	**32**	**26**	**33**	**12**	**14**	**11**	**12**	**13**	**13**	**15**	**27**

Additionally, the predicted increase to the population of over 65-year-olds is likely to result in an increased need for accessible housing. Within South Derbyshire, the Local Housing Needs Assessment estimates a need for 805 wheelchair accessible homes over the Local Plan period 2022-2041.

A Gypsy and Traveller Accommodation Assessment (GTAA) covering Derbyshire, the Peak District National Park and East Staffordshire was jointly commissioned and subsequently published in June 2015. This study identified a need for South Derbyshire of 38 new pitches over the period 1 April 2014 – 31 March 2034, of which 14 pitches were to be delivered in the first five years. Beyond March 2019 the identified need for new pitches for each five-year period is seven, eight and nine respectively. An updated GTAA is due for publication in early 2024. During the 2022/23 monitoring year 0 permanent traveller pitches were granted planning consent[22].

Between 2015-2020, South Derbyshire saw a proportionate level of employment growth, equating to a 13% gain[23]. Between January 2023 and December 2023, 81.5% of South Derbyshire's working age population (16-64 years) were economically active[24]. These figures are higher than the East Midlands and national averages of 78.4% and 78.8% respectively. South Derbyshire has unemployment levels of 3.8%, slightly higher than the East Midlands and national average (both 3.7%).

South Derbyshire has relatively high levels of homeworking compared to neighbouring authorities, with 27.6% of residents claiming to mainly work at home according to the 2021 Census. This is in comparison to Amber Valley at 25.3% and Derby City at 23.5%[25]. These figures are lower than the national average however of 31.5%[26]. There are high levels of residents out-commuting for work, often travelling to jobs in Derby city although Swadlincote also serves as a hub for the region.

There is a comparatively high number of smaller employer organisations and businesses in the District. Construction is a strong sector within South Derbyshire, with 13.7% of registered companies in the District being construction based, as is office

[22] https://www.southderbyshire.gov.uk/assets/attach/11813/AMR-22-23-vs-2.pdf

[23] Derby and South Derbyshire ELR - Executive Summary

[24] Labour Market Profile- South Derbyshire Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)

[25] Travel to work, England and Wales - Office for National Statistics (ons.gov.uk)

[26] ONS (2021). Distance travelled to work.

based sectors, with 29.9% of registered companies in the District being office based[27]. Manufacturing is also a strong sector, with 18.3% of local workers being employed in manufacturing jobs compared to just 14.6 nationally[28]. The manufacturing sector has been under pressure in recent years, thus the local implications may prove significant if the industry fails to grow.

The median gross weekly earnings of those working in the District in 2021 were £706.9, compared with £640.2 regionally and £682.6 nationally[29].

6.0 Material Assets

South Derbyshire contains one town centre, Swadlincote, which holds the primary frontages in the District. As part of the existing Local Plan Part 1, seven new employment sites have been adopted in South Derbyshire[30], including:

- Woodville Regeneration Area (safeguarded as per Policies E5 and E6);
- Dove Valley Business Park (safeguarded as per Policies E5 and E6);
- Hilton Business Park (designated as a strategic employment site under Policy E1);
- Former Drakelow Power Station (designated as a strategic employment site under Policy E1);
- Cadley Hill (designated as a strategic employment site under Policy E1);
- Tetron Point (designated as a strategic employment site under Policy E1); and
- Sinfin Moor (designated as a strategic employment extension under Policy E4).

The current status of each site[31] is presented in Table 7 below.

Table 7: The Status of New Employment Sites

Site	Sites Completed (ha)	Under Construction (ha)	Planning Permission (ha)	Without Planning Permission (ha)
Woodville Regeneration Area	0	0	4.60	0
Dove Valley Business Park	6.35	20.00	20.44	0
Hilton Business Park	0	0	3.02	0

[27] Derby and South Derbyshire ELR - Executive Summary

[28] Labour Market Profile- South Derbyshire Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)

[29] Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)

[30] Monitoring | South Derbyshire District Council

[31] Monitoring | South Derbyshire District Council

Site	Sites Completed (ha)	Under Construction (ha)	Planning Permission (ha)	Without Planning Permission (ha)
Former Drakelow Power Station	0	2.50	0	0
Cadley Hill	0	0	0	3.0
Tetron Point	3.55	0	2.91	0
Sinfin Moor	0	0	0	0

The total industrial and business land need identified outside the Derby Urban Area within South Derbyshire between April 2011 and March 2028 is 47.27ha. As of 31 March 2023, 49.98ha had been completed, a further 43.21ha had planning consent, 21.96ha was under construction and 6.71ha did not yet have planning consent but was allocated for industrial and business development in the adopted Local Plan Part 1. Gross employment land provision within the District, therefore, measured 118.86ha. Since April 2011, 24.77ha of established industrial and business land had been lost to other uses. The continued pressure on employment land for residential development purposes will require significant consideration throughout the plan review process.

Table 8 highlights the change in employment floor space over the monitoring period 2022/23.

Table 8: Change in Employment Floor Space (2022/23)

Description		E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Mixed	Total
Employment land developed or lost in 2020/21 by type	Gains (ha)	0	0	0.13	0	0.71	0.28	1.12
	Losses (ha)	0.02	0	0	0.07	0	0	0.09
Employment floor space developed or lost in 2020/21 by type	Gains (sqm)	0	0	911	124	2616	750	4401
	Losses (sqm)	61	0	0	200	0	0	261
Floor space developed for employment in 2020/21 on previously developed land	Gains (sqm)	0	0	911	115	1116	750	2892
	% of gains on PDL	0	0	100	92.74	42.66	100	65.71

South Derbyshire has a shortage of B2/B8 premises of all sizes, particularly a shortage of grow on industrial units of 500-1,000 sqm. While there is demand for more industrial and warehouse development, particularly on strategic road corridors like the A50, development is inhibited by rising construction costs and a shortage of readily

available employment land. South Derbyshire also has a shortage of office space, despite demand[32].

It is predicted that between 2022-2041, South Derbyshire will require 39.12ha of additional employment land. It is suggested that during this time period, there will be a supply of 46.09ha, suggesting that the District has sufficient land to meet employment land needs[33].

As of March 31st 2023[34], the amount of new employment land developed since 1 April 2011 was 46.98, with a further 21.96ha under construction at the time of the survey. A further 43.21ha had planning consent and 6.71ha did not yet have planning consent but was allocated for industrial and business development in the adopted Local Plan Part 1. Net additional floor space delivered in the monitoring period 2022/23 was 22,469 sqm.

Retail use has proven fairly resilient in the District. 14 retail, office and leisure units were recorded as vacant in Swadlincote Town Centre during a survey in 2022. The vacancy rate for the retail, leisure and office uses in the town centre was 7.48% by number of units, or 4.68% if measured as a proportion of floor space. No new local centres were completed with the monitoring period 2022/23. Proposed local centres on strategic sites at New House Farm, Boulton Moor, Wragley Way and Drakelow Park had not been implemented as of 31 March 2023[35].

[32] Derby and South Derbyshire ELR - Executive Summary

[33] Derby and South Derbyshire ELR - Executive Summary

[34] Monitoring | South Derbyshire District Council

[35] https://www.southderbyshire.gov.uk/assets/attach/11813/AMR-22-23-vs-2.pdf

The Council monitors vacancy rates in Swadlincote Town Centre annually as part of the Council's town centre benchmarking scheme. The latest available data for the 2022/23 monitoring year is from October 2022. At that time, 187 retail, leisure, and office ground floor units were recorded of which 75 were Use Class E(a) units[36]. In total, 14 ground floor retail, office and leisure units were recorded as being vacant with a combined floor area of 2,283 sqm, representing 7.48% of all such units and 4.85% of all such floorspace. The location of vacant units is shown in Figure 10 below.

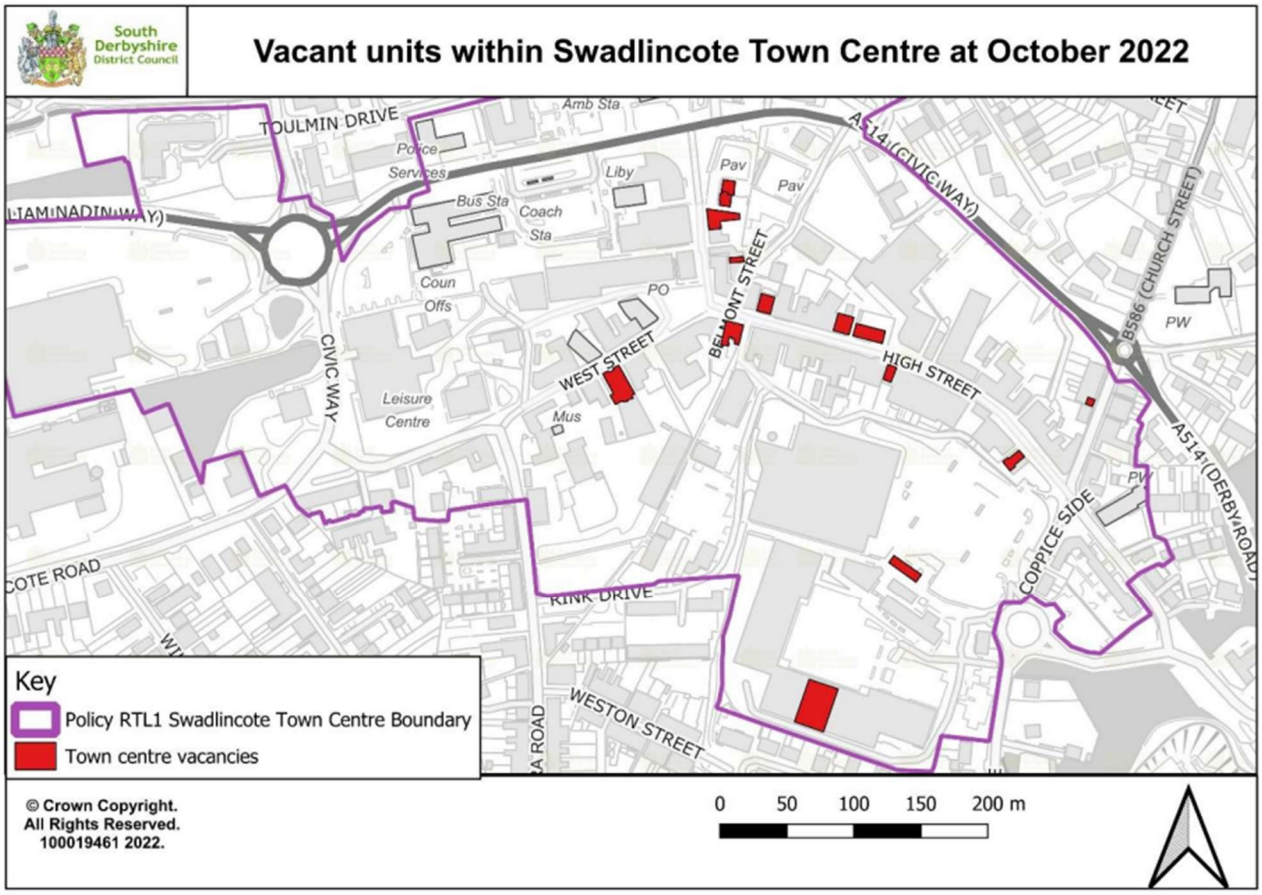

Figure 10: Vacant Units within Swadlincote Town Centre (October 2022)

A major opportunity for economic growth in the region is the development of the East Midlands Freeport[37]. The East Midlands Freeport (EMF) was announced as a successful bid by the UK Government in March 2021. As the UK's only inland Freeport, it will spur economic regeneration across Derbyshire and the East Midlands. This development will be pursued with a combination of partners focused on creating new employment, enhancing skills and accelerating the region's commitment to decarbonisation and Net Zero through low carbon energy investments.

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

[36] Use Classes - Change of use - Planning Portal

[37] East Midlands Freeport | UK's only inland Freeport (emfreeport.com)

Intermodal Park (EMIP) in South Derbyshire. The sites are strategically located with existing road and rail freight infrastructure connecting them to all other parts of the country, including seaport-based freeports. There is considerable room for growth across the sites, accelerating regeneration, increasing skills and training opportunities and assisting to level-up some of the UK's most deprived areas. The site development process will be managed by the respective landowners and any future development proposals will be subject to planning approval and public consultation[38]. It is anticipated that the East Midlands Freeport will result in roughly 60,000 new skilled jobs across the East Midlands, including many in South Derbyshire as well as a regional GVA uplift of £8.4bn.

The East Midlands Intermodal Park (EMIP), a 173ha site just off Toyota island on the A50/A38 junction situated within the District, will become a rail connected business park with links to the rest of the country and beyond. It will have a new strategic Rail Freight Interchange incorporating approximately 5.2 million sq ft of manufacturing and distribution space. The site is currently in the pre-application stage.

In terms of modes of transport in the District, travel by car accounted for 59.5% of commuting in South Derbyshire, followed by walking (4.7%), bus (1.3%) and train (0.2%). This suggests that there is high dependency on cars in the District, and poor public transport links. Existing policy INF4 identifies transport infrastructure schemes but none have been implemented in the 2022/2023 period.

Material assets can only be optimized through connectivity of people and businesses digitally and physically via the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure.

South Derbyshire accommodates numerous significant road networks and connections including the A511, the A444, the A5, the A5039, and the A38. While these serve as vital links throughout the District, they also contribute to gridlock, particularly towards Derby.

Bus services in the District are of variable quality. Services operate within and between the main towns, including links through to Derby, and service frequency can be good. Many communities may be served by five or more buses a day. However in countryside locations (in practice this means the majority of the land mass of the District) away from main through routes bus services can be poor or non-existent and even where they do exist may not operate a timetable to allow for commuting for work or education purposes.

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. Policy INF2C of the adopted Local Plan Part 1 protects land at Boulton Moor for the development of a new Mobility Hub and Policy INF2D protects land at Tetron Point (and the associated rail siding connecting to the Burton to Leicester railway line) for rail freight purposes[40]. East Midlands Airport in Castle Donington is

[38] Home | East Midlands Freeport (emfreeport.com)

[39] England Noise and Air Quality Viewer http://extrium.co.uk/noiseviewer.html

[40] https://www.southderbyshire.gov.uk/assets/attach/11431/Local-Plan-Part-1-Full-Version.pdf

also within proximity to many connecting networks. The NCR6 Cloud Trail and NCR54 cycle way can be used to travel from South Derbyshire to Derby City by bicycle.

7.0 Soil, Water and Air

The percentage of household waste sent for reuse, recycling, or composting (2023-2024) in South Derbyshire stood at 44.3%. This is an improvement on 2022-2023, which saw 43.6% of household waste being sent for reuse, recycling or composting. Between 2022-2023 SDDC was ranked at 136/343 English Authorities. Recycling rates were similar to those in neighbouring North West Leicestershire (43.0%), however rates were much lower in Derby City (38.4%).

Additional minerals and waste capacity is likely to be required within the Local Plan period. This is likely to lead to further greenfield land losses to accommodate these facilities, some of which may be in locations which have not previously experienced such developments. However, this also presents opportunity for habitat creation post-extraction that could be used to store excess flood water and lock in carbon. Further information on Minerals and Waste Policy can be found on Derbyshire County Council's website[41].

The quality of land for agriculture is a determining factor when considering strategic spatial opportunities and the potential for sites to be released for purposes such as Biodiversity Net Gain enhancements. The Agricultural Land Classification system classifies land into five grades according to the extent to which physical or chemical characteristics impose long term limitations on a site for food production. Agricultural land in South Derbyshire is mostly classified as Grade 3 (good to moderate) and Grade 4 (poor), however some pockets of Grade 2 (very good) exist. The classification identifies the areas of poor agricultural land (Grade 4) predominantly in the flood zones of the major watercourses and their tributaries including the Trent Valley, Dove Valley and Derwent Valley, with Foston Brook, Bent Brook, Sutton Brook, Etwall Brook, Hilton Brook and Repton Brook. Where agricultural land is less productive there is a higher likelihood of uptake of the BNG system by landowners. This could provide several vital ecosystem services such as reduced flood risk, reduced erosion and sedimentation and cleaner water, as well as enhanced habitats and biodiversity along a strategic connective corridor.

There are a large number of historic landfill sites situated across the District. Development on historic landfills may require an Environmental Permit. Developers for these sites would need to make enquires regarding potential requirements under the Environmental Permitting Regulations 2016.

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. In particular water quality in the River Mease catchment is of particular concern given the site's designation as a SAC. Development in the catchment cannot proceed if it increases levels or nutrients or results in eutrophication[42]. Work is ongoing between local planning authorities, Severn Trent

[41] Minerals and waste planning policy - Derbyshire County Council

[42] River Mease Special Area of Conservation - North West Leicestershire District Council (nwleics.gov.uk)

Water, the Environment Agency and Natural England to improve water quality in the catchment. The ongoing Developer Contribution Scheme (DCS) work will attempt to build upon such improvements.

The water supply service in South Derbyshire is supplied by Severn Trent. New development will generate the need for additional water supply. SDDC will work alongside Severn Trent to reduce water consumption across the District to a maximum of 110 litres per person per day, in order to manage need, as well as reduce the risk posed to supply by climate change.

The air quality in South Derbyshire is relatively good compared with many cities and major urban areas across the country. The main pollutant of concern in South Derbyshire is Nitrogen Dioxide (NO_2) arising from road traffic around the busier and more congested areas. South Derbyshire contains 24 nitrogen dioxide (NO_2) monitoring locations. Monitoring in 2022 identified that levels of NO_2 were below the annual average Air Quality Objective of 40 µg/m343. Generally air quality remains within national target levels although it is noted that further development on the border of Derby city may contribute to existing air quality issues. Historically there have not been any Air Quality Management Area (AQMA) in South Derbyshire, although it is understood that there is potential for development around the periphery of Derby to contribute towards existing AQMAs within the city.

Generally, higher levels of noise pollution are experienced in areas where there is greater urbanisation and key transport links. In South Derbyshire, significant noise pollution (average noise levels over 70.0 dB) is currently an issue surrounding key roads such as the A38, the A5, and the A5044.

Most of South Derbyshire experiences 2nW or lower of light pollution. However, some of the larger towns and villages within the District experience greater levels of light pollution (over 32 nanoWatts/cm2/sr), such as Swadlincote.

8.0 Climatic Factors

Figure 11 illustrates the flood zones in the District. Although most of South Derbyshire is at relatively low risk from flooding, the areas in dark green (flood zone 2) and in particular the areas in purple (flood zone 3) are considered notably susceptible to flooding from the River Trent and its tributaries. The Derbyshire's Local Flood Risk Management Strategy (LFRMS) 2015 as well as subsequent work have enumerated these risks, however, there is considerable potential for mitigation works. Wherever possible, natural flood management techniques should be pursued to mitigate against future flood events.

[43] South Derbyshire District Council (2023). Air Quality Annual Status Report.

[44] England Noise and Air Quality Viewer http://extrium.co.uk/noiseviewer.html

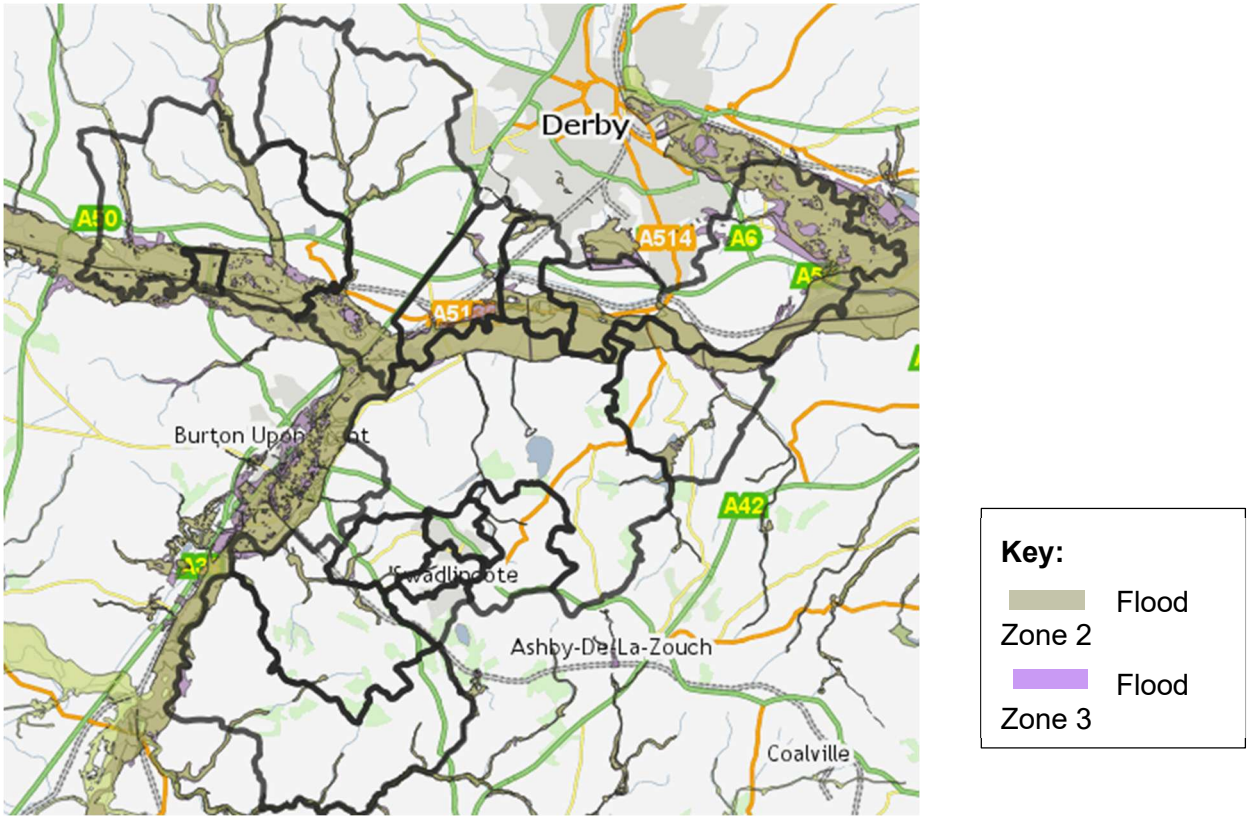

Figure 11: Flood Zones in South Derbyshire

The UK has been a leading country in terms of climate change policy and carbon related reductions. The UK has made considerable progress, reducing emissions by 48% from 1990 levels, including a reduction of 3% between 2018 and 2019. This shift has mainly been achieved through renewable power deployment and a significant reduction in coal use.

South Derbyshire District Council declared a Climate Emergency in June 2019, in which it committed to[45]:

- Strive to make all South Derbyshire District Council owned activities carbon neutral by 2030 and achieve carbon neutrality across South Derbyshire before the Government target of 2050.
- Call on the UK Government to provide the powers and resources to make the 2030 target realistic.
- Work with partners across the District and region to deliver this goal through all relevant strategies.

As one of the fastest growing districts in the country, South Derbyshire will need to make concerted efforts to meet these commitments. This should be achieved through shaping places to result in radical reductions in greenhouse gas emissions, while encouraging the reuse of existing resources, including the conversion of existing

[45] South Derbyshire District Council, Climate Emergency and Environmental Management, 2024.

buildings, as well as developing renewable and low carbon energy and related infrastructure[12].

To improve the use and supply of renewable and low-carbon energy, local plans are to consider identifying suitable areas for such sources and supporting infrastructure where it would enhance their production as well as to identify potential decentralised, renewable or low carbon energy supply systems. One option would be for the Emerging Local Plan to identify suitable areas for development of low carbon and renewable energy infrastructure such as solar panels/farms or wind turbines, considering technology requirements, impacts on the local environment and the views of local communities. As the technology around solar panels advances, there are increased opportunities for utilising the roof spaces of buildings, particularly large warehouses. The Emerging Local Plan can also strongly encourage the use of on-site renewable energy for new developments, thereby reducing reliance on the national grid. Similarly, the installation of domestic renewables could be encouraged for existing developments.

Community Energy projects are a way for communities to reduce, purchase, manage and generate energy, using local knowledge of the opportunities and constraints to find energy solutions that both reduce carbon and benefit the local community. Such schemes are currently under discussion in the District.

A typical battery electric car is estimated to save 65% of the greenhouse gas emissions of an equivalent petrol car. The renewable Energy Study concluded that to date, the uptake in electric vehicles has been gradual in the District. In 2019, there were 1,515 electric plug-in vehicles registered in South Derbyshire[46].

There are approximately 42 council-owned public EV chargers in South Derbyshire[47]. It is expected that the use of electric vehicles will continue to increase in the future and consequently the provision of necessary infrastructure to accommodate such vehicles within the District is essential and necessary to help stimulate this change. The existing Local Plan does not contain any requirements regarding Electric Vehicle Charging Points. It is therefore anticipated that the emerging Local Plan will include such a requirement from development (residential, commercial and retail and industrial).

In 2021, per capita CO2 emissions in South Derbyshire were 7.0tCO2e. This figure is higher than in neighbouring authorities Amber Valley (6.0 tCO2e) and Derby City (4.6 tCO2e) but is lower than the per capita emissions estimated for Derbyshire as a whole (10.5 tCO2e)[48]. Commercial and agricultural sources are the lowest contributors to greenhouse gas emissions, and transport is the highest contributor to greenhouse gas emissions in the District[49].

[46] Department for Transport: Plug-in cars and light goods vehicles licensed (Table VEH0131), 2019.

[47] South Derbyshire District Council (2020). Electric Vehicles and Charging.

[48] UK Government (2023). UK local authority and regional carbon dioxide emissions national statistics: 2005-2021.

[49] UK Government (2023). UK local authority and regional carbon dioxide emissions national statistics: 2005-2021.

9.0 Cultural Heritage

There are 714 listed buildings and structures in the District of which 48 are grade I, 618 are grade II and 48 are grade II*. There are 22 Scheduled Monuments and 22 Conservation Areas in the District. There are five historic parks and gardens in the District of which one is grade I, one is grade II and three are grade II*. 13 listed building consents were recorded in the 2022/23 monitoring period[50].

Tourism contributes to the local economy, with the National Forest drawing many visitors both locally and nationally. In order to grow this sector of the economy and to bolster the cultural vibrancy of the District, it is anticipated that the future growth of the National Forest is considered. Following the reintroduction of beavers into the Trent Valley, eco-tourism presents an exciting opportunity to grow the sector and should also be supported in planning policy.

Specific sites such as Elvaston Castle County Park, and Calke Abbey - a National Trust property - have also contributed towards the cultural dynamism of the District. New development, although contributing to the growth of South Derbyshire, may also put increased pressure on its many cultural and heritage-related assets.

As part of its landscape characterisation work for the District, the County Council has identified Areas of Multiple Environmental Sensitivity in South Derbyshire. These areas are highlighted in Figure 12. This work includes consideration of areas of historic significance and identifies areas of historic sensitivity at a landscape scale. The areas identified as having the greatest value are concentrated around the Trent and Dove Valleys and the southern and central parts of the District. More information on Derbyshire County Council's Landscape Character of Derbyshire and Areas of Multiple Environment Sensitivity (AMES) is available to view here[51].

[50] https://www.southderbyshire.gov.uk/assets/attach/11813/AMR-22-23-vs-2.pdf

[51] Landscape character - Derbyshire County Council

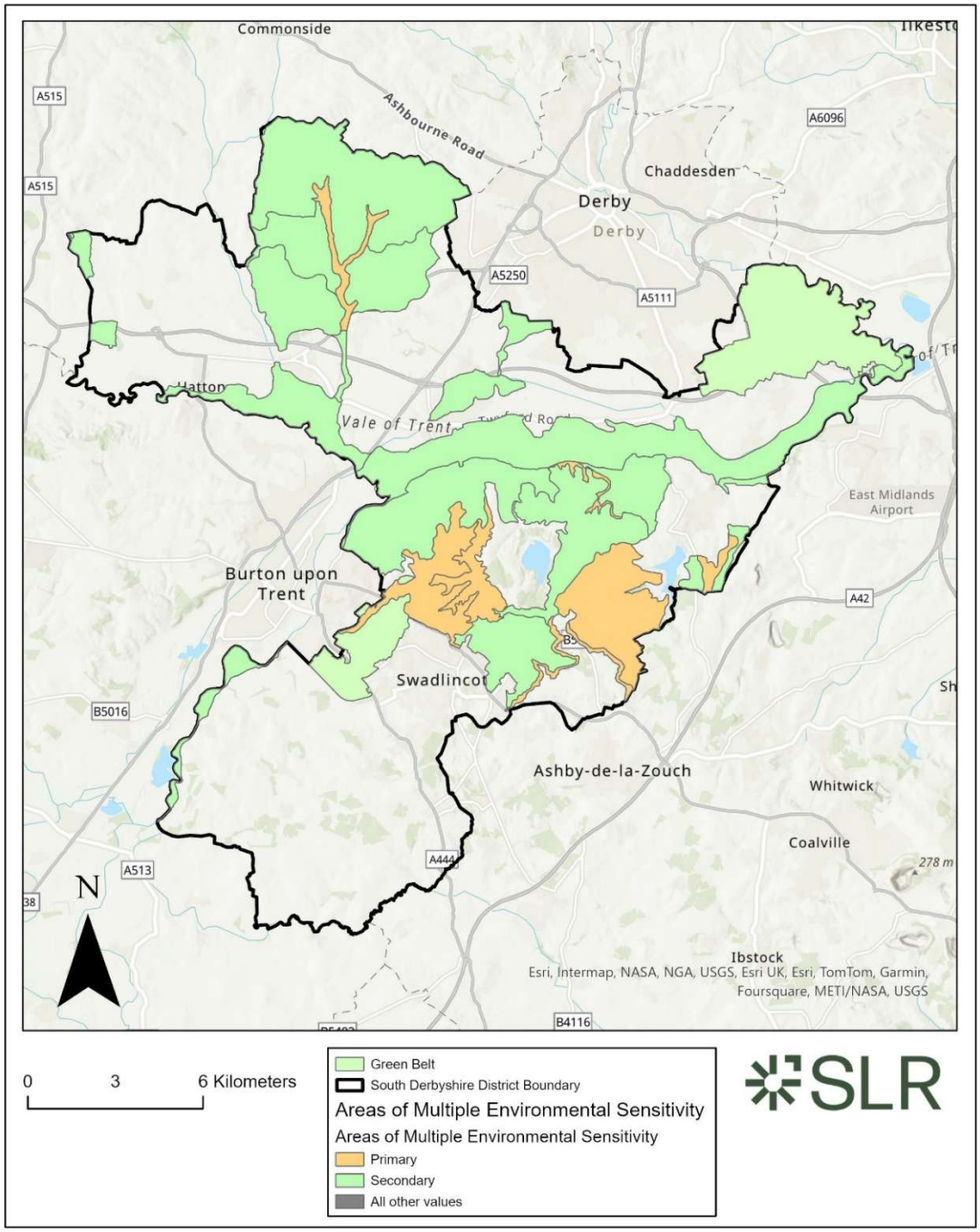

Figure 12: Areas of Multiple Environmental Sensitivity in South Derbyshire

In respect of Heritage Environment Records, they are spread throughout South Derbyshire but there are concentrations of records located along the River Valleys (Trent, Dove and Derwent) and around Swadlincote and to the South of the District.

10.0 Landscape

There are five National Character Areas (NCAs) which fall within South Derbyshire; Melbourne Parklands, Mease and Sense Lowlands; the South Derbyshire Coalfield; the Trent Valley Washlands and the Needwood and South Derbyshire Claylands.

Much of the District falls under the Needwood and South Derbyshire Claylands, which is divided into Estate Farmlands, Settled Farmlands, Riverside Meadows and Sandstone Slopes and Heaths.

Throughout the District, there has been a steady loss of greenfield land since 2011 due to residential development. This can be attested to by the increase in residential completions concurrent to the low rate of development on previously developed sites. As shown in Figure 13, South Derbyshire includes a large amount of Green Belt land to the north of the district, along the border with Derby City.

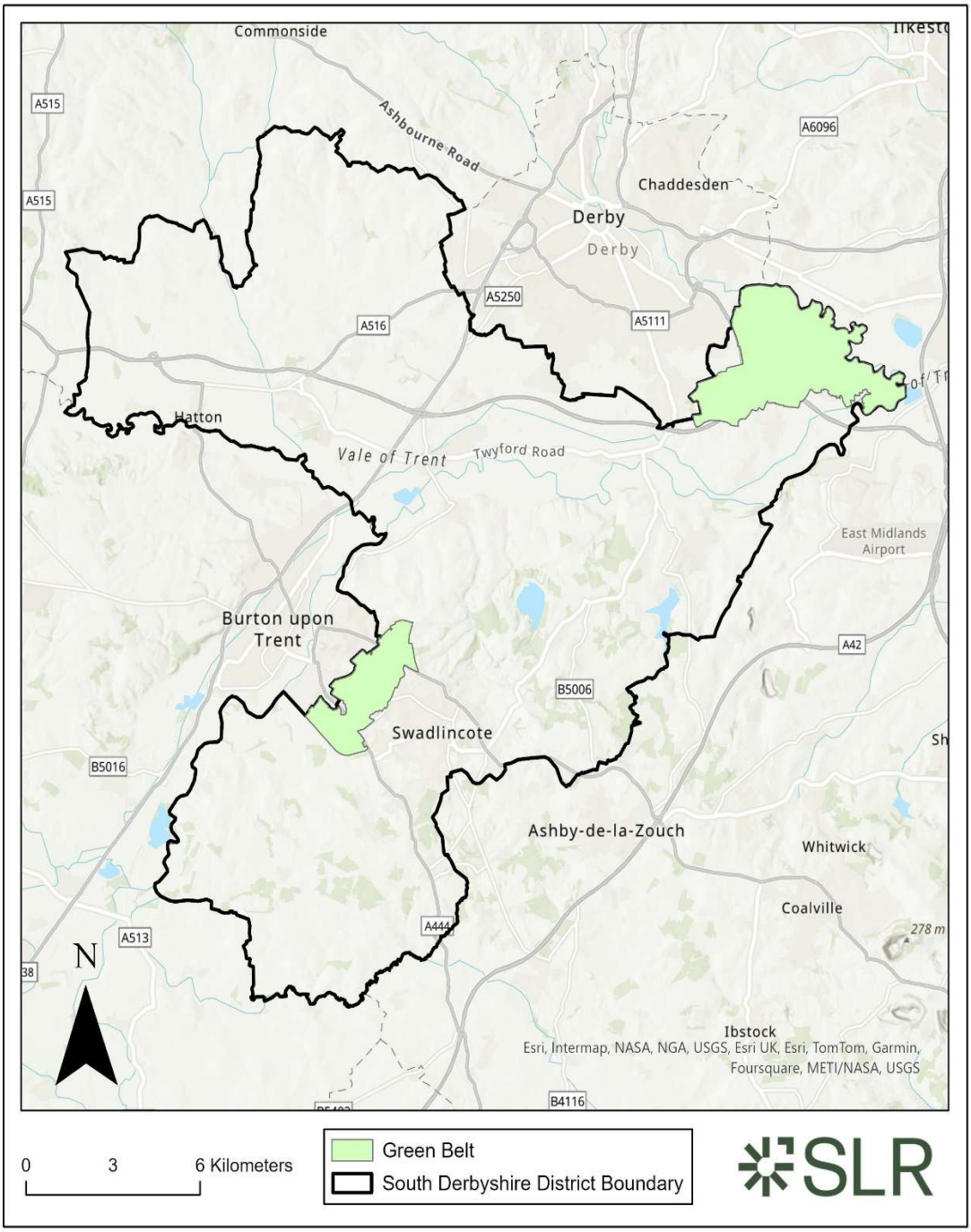

Figure 13: Green Belt in South Derbyshire

There are designated Areas of Multiple Environmental Sensitivity (AMES) found near Bretby. These are areas where two or more of the input indicators (historic, ecological or visual unity) are determined as significant in terms of sensitivity to development[52].

[52] Derbyshire County Council (2013). Areas of Multiple Environmental Sensitivity.

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