An abstract graphic featuring a large, light green leaf-like shape on the left side, outlined in a darker green. The background is a solid light purple. At the bottom, there is a dark purple horizontal band. The text is in a bold, dark purple sans-serif font.

Appendix 2

Key Issues

Issue 1 Settlement Boundaries

Issue 1 – Settlement Boundaries

Local Plan Part 2 Approaches:

- Option 1:** Define settlement boundaries for all nucleated settlements regardless of size and only allow development within the boundary subject to exceptions in line with the NPPF
- Option 2:** Apply Settlement boundaries to Urban Areas and Key Service Villages and use criteria based policies to determine the acceptability of development elsewhere
- Option 3:** Don't define settlement boundaries and consider all new developments on its merits according to criteria based policies in the Plan

SA Objective	Option 1 (BAU)	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some site could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some site could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some site could have negative effects in the short-term , however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term

to provide decent and affordable homes that meet local needs	✓✓	✓	✓
	This option would draw settlement boundaries around nucleated settlements including appropriate rural villages. This option would facilitate continued growth across all scale of villages and together with Policy H1 of the Part 1 Local Plan would support affordable and cross subsidy homes in villages with settlement. Impacts could have a moderate to major positive impact across the whole plan period	This option would allocate growth to those tiers of settlement which have been subject to strategic allocations through the Part 1 Local Plan. It would accommodate limited growth in settlements without a settlement boundary but would restrict the scale of potential affordable or cross subsidy housing schemes which could come forward in the Plan period. Nonetheless this option would deliver the homes need to meet district wide need. Impact could be positive and of moderate significance.	This option would deliver growth based on criteria based policies. The exact performance of this option would be partially dependent on the criteria adopted, however it is likely that in not identifying locations where growth could be acceptable in principle, this could affect the potential for growth to come forward within the Plan period as such an approach would lack the certainty provided by settlement boundaries. Impacts are identified as positive and of minor to moderate significance.
to improve the health and well-being of the population	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve community safety and reduce crime and fear of crime	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve educational achievement and improve the District's skills base	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote social inclusion and reduce inequalities associated with deprivation across the District	?	?	?
	This approach could work with Policy H1 to support the delivery of new affordable and cross subsidy housing within Key, Local and Rural Villages with a settlement boundary. However positive effects would be dependent on such proposals coming forward and the need for affordable/cross subsidy homes in local communities. Impacts are uncertain.	This approach could work with Policy H1 to support the delivery of new affordable and cross subsidy housing within urban areas and Key, Service Villages with a settlement boundary. However positive effects would be dependent on such proposals coming forward and the need for affordable/cross subsidy homes in local communities. Impacts are uncertain	This policy approach would be unlikely to support the delivery of affordable exceptions or cross subsidy sites (as it would not designate settlement boundaries for Local Service and rural villages). However, any criteria based policy could include criteria to support affordable homes in existing communities where there is a clear need. Impacts are uncertain and would be dependent on the scope and content of the policy.
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✓	✓✓	✓
	This option could facilitate housing growth including in rural or local service villages where local service provision and access to facilities is limited. It could therefore encourage travelling and limit non travel choices. However, the scale of growth would be limited given the Council's proposed distribution strategy considered in Issue 3 of the Part 1 Sustainability appraisal and could help support the delivery of further facilities, or support existing provision. Impacts are positive and of minor significance.	This option would target growth to Urban areas and key service villages which have relatively good service provision. On this basis this policy would perform strongly against this SA objective and could have a moderate to major positive effect.	This policy could deliver growth in locations well served by existing services and facilities, but could also make provision for growth in smaller communities without extensive serve provision. However, like option 1 the scale of growth could be limited given the Council's proposed distribution strategy considered in Issue 3 of the Part 1 Sustainability appraisal and this policy could help support the delivery of further facilities, or support existing provision. Impacts are positive and of minor significance.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✓	✓✓	✓
	This option, would allow for small scale growth and as such it is likely that the likely levels of growth would be able to utilise existing infrastructure and facilities. However public transport provision, and access to non car modes is variable in smaller villages and it is likely that the designation of settlement boundaries in smaller villages could facilitate growth in locations poorly served by public transport. On balance impacts are positive and of minor or potentially moderate significance.	This option would target growth to Urban areas and key service villages which tend to have greater infrastructure provision and better access to public transport provision.	Like option 1, this option could potentially accommodate small scale growth in rural villages and areas as well as larger settlements. However public transport provision and access to non car modes is variable in smaller villages and in some case infrastructure may not exist (for example in respect of sewerage networks) in isolated areas. However it is likely that any policy would steer growth away from very isolated areas. On balance impacts are positive and of minor significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to enhance the vitality and viability of existing town and village centres	✓	✓	✓
	This option would ensure that growth is delivered across Key and Local Service Villages as well as rural villages that have a settlement boundary. This could support existing shops and leisure facilities across all size settlements. However the level of growth proposed through the part 2 is modest and focussed towards non-strategic sites. Impacts would be positive and minor or moderate significance	This option would restrict non-strategic growth to urban areas and key service villages. Whilst this would support town and village centres in these areas it would not support smaller village centres. Overall impacts are likely to positive and of minor significance.	It is unclear how this policy would facilitate growth. However it is likely that where growth comes forward it would offer some support to local villages. Impacts are likely to be positive but would have an uncertain magnitude.
to improve the quality of new development and the existing built environment	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall quality of development proposed and its appropriateness to the location in which it falls An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall quality of development proposed and its appropriateness to the location in which it falls An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall quality of development proposed and its appropriateness to the location in which it falls An uncertain effect is therefore identified.
to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to reduce water, light, air and noise pollution	X	X	X
	Irrespective of location it is likely that further growth including within settlement boundaries of Key and Local Service Villages and some Rural Villages will lead to increased levels of noise, light and air pollution, although given the likely scale of developments that could come forward in settlements as LP2 deals with non-strategic it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of minor significance.	Further growth within and adjacent to urban areas and key service village will lead to increased levels of noise, light and air pollution, although given the likely scale of developments that could come forward in settlements as LP2 deals with non-strategic it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of minor significance	Irrespective of location it is likely that further growth will lead to increased levels of noise, light and air pollution, although given the likely scale of developments that could come forward in settlements as LP2 deals with non-strategic it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	X	X	X
	In many cases further development within settlement boundaries within all scale of settlements will lead to the loss of greenfield land. However given that settlement boundaries are drawn tightly around existing settlements it is likely that the scale of losses would be limited. Impacts are negative and of minor significance.	Further development within settlement boundaries for urban areas and Key Service villages will lead to the loss of greenfield land. However given that settlement boundaries are drawn tightly around existing settlements it's likely that the scale of losses would be limited. Impacts are negative and of minor significance.	It unclear how restrictive a criteria based policy could be. However as its purpose would be to accommodate some growth in smaller settlements it is likely that some green field losses would occur and hence a negative performance against this SA objective is recorded, although the significance of effects is uncertain .
to reduce and manage flood risk and surface water run-off	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries, the level of flood risk within those sites and the design of any individual development Scheme. An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries, the level of flood risk within those sites and the design of any individual development Scheme. An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries, the level of flood risk within those sites and the design of any individual development Scheme. An uncertain effect is therefore identified.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	X	X	X
	It is likely that this option will facilitate some growth in lower tier settlements which are less well served by local services and facilities than the District's larger villages and Town and may therefore lead to more trips being generated. However the scale of growth will be limited in scale and as such effects are likely to be negative and of slight or potentially minor significance	It is likely that this option will facilitate some growth in local Service villages which whilst reasonably well served by local services and facilities lack the full range of services and employment available in Swadlincote or the edge of Derby. It would therefore lead to additional trips being generated. However the scale of growth will be limited in scale and as such effects are likely to be negative and of slight or potentially minor significance	It likely that this option would facilitate some growth across a range of urban and rural locations and likely options 1 and 2 could increase the need to travel to access employment and local facilities. However the scale of growth will be limited by an criteria based policy and as such effects are likely to be negative and of slight or potentially minor significance
to conserve and enhance the historic environment, heritage assets and their settings	?	?	?
	Most of the Districts Conservation areas and many of the listed buildings and other heritage assets are located within settlement boundaries therefore the likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries. Impacts are uncertain .	Most of the Districts Conservation areas and many of the listed buildings and other heritage assets are located within settlement boundaries therefore the likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries. Impacts are uncertain .	Most of the Districts Conservation areas and many of the listed buildings and other heritage assets are located within existing settlements. Any criteria policy could include a clause to prevent unacceptable impact on heritage assets; however the likely level of impact would be determined by the nature of sites that come forward. Impacts are uncertain .
to improve access to cultural heritage of the District for enjoyment and educational purposes	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the District's landscape and townscape character	X	X	X
	The likely level of impact would be determined by the nature, scale and location of sites that come forward. Growth in villages will typically have negative landscape and visual impacts. However mitigation can help reduce the significance of these as can ensure that small scale growth only is supported within settlement boundaries. Impacts are identified as negative and of minor to moderate significance	The likely level of impact would be determined by the nature, scale and location of sites that come forward, the design and layout of schemes including mitigation. However the use of criteria based policy to control growth in more isolated areas could ensure a requirement to not have undue impact on local landscape. Nonetheless a negative impact of minor or moderate impact would still be likely	The likely level of impact would be determined by the nature, scale and location of sites that come forward. Nonetheless the inclusion of a criteria to protect local landscape character could help ensure that the significance of likely effects can be reduced. Nonetheless this approach would still facilitate growth and would have a negative impact of minor or moderate significance.

Issue 2 Housing Apportionment

Issue 2 – Housing Apportionment Options

Local Plan Part 2 Approaches:

- Option 1:** Apportion according to the Settlement Hierarchy with Urban Areas and Key Service Areas accommodating the highest levels of growth (to reflect the greater sustainability of larger settlements) and smaller Local villages and Rural Areas taking lower levels of growth to reflect the relative lack of services and facilities in those villages.
- Option 2:** Base housing apportionment in respect of non-strategic sites on the wider merits of the sites available for development including specific issues which may need addressing at the site level (such as reuse of brownfield sites, or need for affordable housing).
- Option 3** (Hybrid) focus growth towards more sustainable settlements in accordance with the Settlement Hierarchy and allocate smaller scale development planned for in Local Service Villages and Rural Villages to ensure site and local level issues are addressed.

SA Objective	Option 1 (BAU)	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	<p>?</p> <p>The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some sites could have negative effects in the short-term, however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term</p>	<p>?</p> <p>The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some sites could have negative effects in the short-term, however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term</p>	<p>?</p> <p>The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance of sites in biodiversity or geodiversity terms and their sensitivity to development. Some sites could have negative effects in the short-term, however subject to appropriate design and implementation would be likely to deliver a net gain in biodiversity in the long term. Sites could therefore lead to a neutral or slight positive impact in the long term</p>

to provide decent and affordable homes that meet local needs	?	✓	?
	Under this option an uncertain effect has been identified. This is because whilst market and affordable homes could be delivered in larger settlements this would not necessarily meet the market and affordable housing needs in smaller settlements given the limited provision which will be made for these areas, although growth in some larger villages could meet wider needs.	This option could make greater provision for housing development outside of those areas which have seen strategic housing allocations through the Part 1 Local Plan. However site identified would still need to reflect the Councils settlement hierarchy policy (H1) that seeks to limit the scale of growth in some areas irrespective of the wider merits of the site or the benefits it could deliver to local communities. Impacts are identified as positive and of minor significance.	This option would see growth mainly located in larger villages (as these would be able to accommodate larger sites in accordance with the Council's adopted settlement hierarchy policy) but could make provision for smaller scale development in more rural locations that could contribute towards local housing needs. Overall an uncertain impact is identified as at the time of writing it is unclear what proportion of non-strategic sites could be located on rural sites which could deliver specific local benefits such as delivering additional affordable housing, regenerating brownfield land etc.
to improve the health and well-being of the population	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve community safety and reduce crime and fear of crime	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve educational achievement and improve the District's skills base	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote social inclusion and reduce inequalities associated with deprivation across the District	✓	✓	✓
	This option would support the delivery of new homes (including affordable homes) across a range of urban and rural locations. However the level of new housing provision in smaller settlements would be limited by the number of homes required (600 in the LP2) and the scale of growth which can be accommodated in smaller villages according to policy H1 of the Part 1 Local Plan (Settlement Hierarchy). Given this fact it would be likely that this option would also ensure homes are mainly located in areas where there is relatively good public transport provision. Overall effects would be positive and of slight or minor significance.	This option would focus development on areas where there could be a clear local benefit from development, such as regenerating a previously used site, delivering affordable housing or contributing towards improvements in community facilities. It is likely that this option would have a positive impact, although the significance of effects is uncertain and would be dependent on issues such as local housing need and whether local facilities and services are accessible locally.	This option would contribute towards the delivery of new homes (including affordable homes) across a range of urban and rural locations. However the level of new housing provision focused on smaller settlements would be limited given that only around 600 homes will be allocated in LP2 and this will still be focussed on larger settlements. However restricting housing growth in unsustainable locations could ensure that housing delivered through this option is located close to existing services and facilities and accessible to public transport which could help ensure that residents aren't excluded from accessing jobs and public services. Overall a positive impact of minor significance is identified.
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	✓	?	✓
	This option would steer housing growth mainly towards larger villages where local service provision and access to facilities is likely to be better than smaller settlements and where public transport is available. It could therefore provide some opportunity to reduce reliance on private car journeys. Overall Impacts are positive and of minor significance.	This option would have uncertain effects and would be dependent on the site locations identified for inclusion in the Plan, and the wider sustainability of settlements. An uncertain effect is assigned.	This option would see the delivery of new homes focussed on urban areas and key service villages. New development focussed in these areas would be likely to allow residents to access a higher level of local services and facilities (such as social and community services, employment and retail). However limited provision would still be made for some growth in less sustainable locations such as local service villages and rural villages which may help support the limited services that do exist. Overall, this option is likely to have a minor positive effect in respect of options to improve accessibility.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	✓	?	✓
	Locating non-strategic growth mainly in urban areas and Key Service Villages with limited growth in smaller villages will allow new developments to make use of existing infrastructure where capacity exists to support small scale growth proposed. Larger settlements also tend to have the best public transport provision. Overall this option is likely to have a minor positive effect against this SA objective.	This option would have an uncertain effect and would be dependent on the site locations identified for inclusion in LP2, and the wider sustainability of settlements including existing infrastructure provision and public transport provision. An uncertain effect is assigned.	Locating non-strategic growth mainly in urban areas and Key Service Villages through the LP2 will allow new developments to make use of existing infrastructure where capacity remains to serve growth. These areas also tend to have the best public transport provision within the District. However small scale growth would still be accommodated in some local service villages and rural villages where specific justifications exist to allocate sites. Overall this option is likely to have a minor positive effect against this SA objective
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	✓	✓	✓
	This option would make provision for additional homes in rural locations which could help support the rural economy. Given the scale of growth likely impacts would be positive , although of minor significance only.	This option would make provision for additional homes in rural locations which could help support the rural economy. Given the scale of growth likely impacts would be positive , although of minor significance only.	This option would make provision for additional homes in rural locations which could help support the rural economy. Given the scale of growth likely impacts would be positive , although of minor significance only.
to enhance the vitality and viability of existing town and village centres	✓	✓	✓
	This option would ensure that growth is focussed on Swadlincote and Key Service Villages, with lower levels of growth within Local Service Villages as well as Rural Villages. Overall this option is likely to have a minor to moderate positive effect in respect of enhancing the vitality and viability of existing town and village centres by supporting appropriate levels of growth in different tier settlements which could help sustain existing services and in limited circumstances could potentially support the delivery of new shops or other retail services.	This option would make provision for additional homes in rural locations which could help support the existing town and village centres. Given the scale of growth likely impacts would be positive , although of minor significance only.	This option would ensure that growth is focussed on Swadlincote and Key Service Villages and elsewhere where clear local benefits could arise, As such this option could have minor to moderate positive effect in respect of enhancing the vitality and viability of existing town and village centres.
to improve the quality of new development and the existing built environment	?	✓	✓
	This option could facilitate the reuse of sites in need of regeneration through LP2, but it could also direct growth away previously developed sites especially in smaller villages which may not be as sustainable as larger settlement. Impacts would be uncertain .	Making provision for development in LP2 where specific opportunities to regenerate or reuse under used sites exist could help ensure that this option could have a positive effect of minor or potentially moderate significance against this objective. In addition this option could help ensure that development can be accommodated where it makes a positive contribution towards local townscape irrespective of location so long as it conforms to wider requirement of the Local Plan.	Focussing growth towards larger settlements, but making provision for limited development in rural locations where specific opportunities to regenerate or reuse under used sites where they exist would help ensure that this option could have a positive effect of slight or minor significance against this objective. In addition this option could help ensure that development can be accommodated where it makes a positive contribution towards local townscape irrespective of location so long as it conforms to wider requirement of the Local Plan
to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to reduce water, light, air and noise pollution	X	X	X
	Further growth proposed through the Local Plan (irrespective of the apportionment option chosen) will lead to an increased level of noise, light and air pollution associated with further development, although given the likely scale of developments that would come forward and their dispersed nature, it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of slight or minor significance.	Further growth proposed through the Local Plan (irrespective of the apportionment option chosen) will lead to an increased level of noise, light and air pollution associated with further development, although given the likely scale of developments that would come forward and their dispersed nature, it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of slight or minor significance.	Further growth proposed through the Local Plan (irrespective of the apportionment option chosen) will lead to an increased level of noise, light and air pollution associated with further development, although given the likely scale of developments that would come forward and their dispersed nature, it is unlikely that negative effects on the environment will be significant. Impacts are likely to be negative and of slight or minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	?	✓	✓
	This option would be likely to steer most growth to larger settlements. However many previously developed sites in larger settlement have been redeveloped in recent years and it is unclear whether there is significant potential for brownfield sites to contribute toward LP2 allocations if sites are focussed in these areas. Impacts are uncertain .	This option could steer new housing sites towards previously developed sites including in smaller villages though there is limited amounts within the District. This approach would help minimise greenfield land losses, which in any case would be limited by virtue of the modest scale of growth required through the LP2. This option is considered likely to have a minor positive effect against this SA objective.	This option would apportion growth, mainly to larger settlement but would allow sites to be steered towards previously developed land including in smaller villages though there is limited amounts within the District. This approach would help minimise greenfield land losses, which in any case would be limited by virtue of the modest scale of growth required through the LP2. This option is considered likely to have a minor positive effect against this SA objective.
to reduce and manage flood risk and surface water run-off	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward, the level of flood risk within those sites and the design of any individual development scheme. An uncertain effect is therefore identified.	The likely level of impact would be determined by the nature of sites that come forward, the level of flood risk and the design of any individual development scheme. This option could also potentially contribute to the delivery or maintenance of new or existing flood defences, although again would be dependent on the site that come forward. Impact is uncertain.	The likely level of impact would be determined by the nature of sites that come forward, the level of flood risk and the design of any individual development scheme. This option could also potentially contribute to the delivery or maintenance of new or existing flood defences, although again would be dependent on the site that come forward. Impact is uncertain.

to reduce and manage the impacts of climate change and the District's contribution towards the causes	X	X	X
	It is likely that this option will facilitate some growth in lower tier settlements which are less well served by local services and facilities than the District's larger villages and Town. However, even in Key Service Villages it is unlikely residents would be able to access secondary school provision and employment locally and as such growth will lead to increased need to travel. The scale of growth will be limited in the villages (as indeed it is in the Part 1 Local Plan). As such effects are likely to be negative and of slight or potentially minor significance.	It is likely apportioning site based on merits could allow for growth in lower tier settlements and as such growth could lead to increased need to travel. However the scale of growth will be limited in the villages by the housing requirement through LP2. As such effects are likely to be negative and of slight or potentially minor significance.	It is likely that this option will facilitate some growth in lower tier settlements which are less well served by local services and facilities than the District's larger villages and Town. However, even in Key Service Villages it is unlikely residents would be able to access secondary school provision and employment locally and as such growth will lead to increased need to travel. The scale of growth will be limited in the villages (as indeed it is in the Part 1 Local Plan). As such effects are likely to be negative and of slight or potentially minor significance.
to conserve and enhance the historic environment, heritage assets and their settings	?	?	?
	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance in terms of heritage and their sensitivity to development. Effects are therefore identified as uncertain and dependent on the scale, nature and location of development.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance in terms of heritage and their sensitivity to development. Effects are therefore identified as uncertain and dependent on the scale, nature and location of development.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance in terms of heritage and their sensitivity to development. Effects are therefore identified as uncertain and dependent on the scale, nature and location of development.
to improve access to cultural heritage of the District for enjoyment and educational purposes	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the District's landscape and townscape character	X	X	X
	The likely level of impact would be determined by the nature, scale and location of sites that come forward. Growth in Swadlincote and villages will typically have negative landscape and visual impacts. However mitigation can help reduce the significance of these as can ensuring that small scale growth only is supported within settlement boundaries. Impacts are identified as negative and of minor to moderate significance.	The likely level of impact would be determined by the nature, scale and location of sites that come forward, the design and layout of schemes including mitigation. However this option could have benefits in some locations where it supports the reuse of brownfield sites which detract from local character. On balance however impacts are likely to be negative and of minor to moderate significance.	The likely level of impact would be determined by the nature, scale and location of sites that come forward. Growth in Swadlincote and villages will typically have negative landscape and visual impacts, Growth in villages could also have landscape and townscape effects. However mitigation can help reduce the significance of any impacts. Impacts are identified as negative and of minor to moderate significance.

Issue 3 Local Green Spaces

Issue 3 –Local Green Space

Local Plan Part 2 Approaches:

Option 1: Do not designate Local Green Spaces

Option 2: Support the designation of appropriate green space through the Neighbourhood Planning process

Option 3: Designate appropriate green spaces through the LP2

SA Objective	Option 1 (BAU)	Option 2	Option 3
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	?	✓	✓
	This option is unlikely to offer any protection to community spaces which might be valued for biodiversity/ecology reasons. However these sites could still contain other priority habitats or protected species which may offer a degree of protection from development. Moreover it is unclear whether sites proposed as green spaces may be subject to development proposals in the absence of a local green space designation. Impacts are uncertain .	The likely level of impact would be determined by the nature of sites that come forward and their value/sensitivity in biodiversity terms. However only a limited number of communities in the District are bringing forward a neighbourhood plan and as such the benefits of this option would be eroded by the limited area that could be covered in neighbourhood plans. On this basis positive effects are likely to be moderated but nonetheless would be positive and of slight or minor , significance.	The likely level of impact would be determined by the nature of sites that come forward and their value/sensitivity in biodiversity terms. Based on sites proposed through the initial consultation a number would have beneficial effects in respect of habitat and species protection. For the most part this policy would allow protection of sites which would not meet the necessary requirements to justify designation of a local (county) wildlife site or Local Nature Reserve. On this basis positive effects are likely to be moderated but nonetheless would be positive and of minor , or moderate significance.

to provide decent and affordable homes that meet local needs	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve the health and well-being of the population	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve community safety and reduce crime and fear of crime	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve educational achievement and improve the District's skills base	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote social inclusion and reduce inequalities associated with deprivation across the District	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	✓	✓
	No significant effects identified	This option would see the designation of areas of local green space, including valued recreational spaces which may not receive any protections included elsewhere in the Local Plan. This designation could help preserve many areas that may not be protected through Local Plan policies, but nonetheless are valued community spaces which meet some local formal and informal recreation need. However given that this option would rely on designation through a neighbourhood plan. Impacts would be positive but of slight or minor significance.	This option would see the designation of areas of local green space, including valued recreational spaces which may not receive any protections included elsewhere in the Local Plan such as policies INF6 (Community Facilities) and INF9 (Open Space, Sport and Recreation). This designation could help preserve many areas that may not be protected through these policies, but nonetheless are valued community spaces which meet some local formal and informal recreation need. Impacts would be positive and of minor significance
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to diversify and strengthen local urban and rural economies and create high quality employment opportunities	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to enhance the vitality and viability of existing town and village centres	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to improve the quality of new development and the existing built environment	--	✓	✓
	No significant effects identified	Designating Local Green Spaces through neighbourhood plans could help ensure that local gaps or spaces in existing settlements that contribute to local beauty could be protected from inappropriate development. However, impacts could be limited given that the Local Green Space designation does not specifically set out to protect townscape, and given that neighbourhood plans would be required to designate sites and many communities would be unlikely to make such a plan. Impacts would be likely to be positive and of slight or minor significance.	Designating Local Green Spaces through LP2 could help ensure that local gaps or spaces in existing settlements which are of historical significance to the settlement or add to local beauty could be protected from inappropriate development. However, impacts could be limited given that the Local Green Space designation does not specifically set out to protect townscape, although, clearly in protecting important areas of green space within existing settlements it is likely that these will make a slight or minor positive contribution to the quality of the existing built environment.
to minimise waste and increase the reuse and recycling of waste materials	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to reduce water, light, air and noise pollution	?	✓	✓
	This option would only lead to increased levels of pollution where sites that could have been designated as a local greenspace comes forward for development. It is unclear how likely this could be given that allocations to meet in full local housing need are included in the Par1 and Part 2 Local Plans. Impacts are uncertain .	This option would allow for the protection of areas valued for their tranquillity. However, designation would be dependent on neighbourhood plans being brought forward to designate sites and relatively few communities in South Derbyshire are making a neighbourhood plan. Potential effects would be positive and of slight or perhaps minor significance.	This option would allow for the protection of areas valued for their tranquillity. As such designation could help ensure that sites of importance in respect of tranquillity can be offered long term protection from development that may have inappropriate effects in respect of noise and light pollution as well as visual clutter. Potential effects would be positive and of slight or perhaps minor significance.
to minimise the irreversible loss of undeveloped (greenfield) land	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to reduce and manage flood risk and surface water run-off	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified

to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the historic environment, heritage assets and their settings	?	✓	✓
	This option would have an uncertain effect against this objective. Policy BNE11 makes provision for the protection of non-designated heritage assets and in the absence of local green spaces being designated on heritage grounds there may still be opportunity to protect non designated assets. Impacts would be uncertain .	The likely level of impact would be determined by the nature of sites that come and their overall spread (given that only a limited number of communities are making a neighbourhood plan). However the designation of local green spaces would offer potential, in principle, to support the protection of historic areas, which would not be of sufficient value to be designated as heritage assets. It is likely therefore that this approach would provide positive effects against this SA objective with effects being slight or potentially minor significance depending on the number and nature of designation of local green spaces.	The likely level of impact would be determined by the nature of sites that come forward within established settlement boundaries and the overall importance terms of heritage and their sensitivity to development. However the designation of local green spaces would offer potential, in principle, to support the protection of historic areas, which would not be of sufficient value to be designated as heritage assets. It is likely therefore that this approach would provide positive effects against this SA objective with effects being minor or potentially moderate significance depending on the number and nature of designation of local green spaces.
to improve access to cultural heritage of the District for enjoyment and educational purposes	--	✓	✓
	No significant effects identified	Green Spaces designated for historic reasons could in many instances be accessible to local communities and designations could help ensure accessibility to such resources. Impacts could be positive and of slight or potentially minor significance depending on the nature of sites designated.	Green Spaces designated for historic reasons could in many instances be accessible to local communities and designations could help ensure accessibility to such resources. Impacts could be positive and of slight or potentially minor significance depending on the nature of sites designated.
to conserve and enhance the District's landscape and townscape character	?	✓	✓
	This option would have an uncertain effect against this objective. Policy BNE1 makes provision for the protection of valued landscapes and townscapes and in the absence of Local green Spaces being designated this policy may still confer some protections on this site.	The inclusion of Local Green Spaces could help ensure that local landscape and townscape value is protected, However, impacts could be limited given that the Local Green Space designation does not specifically set out to protect and enhance local townscape and landscape value. Although in protecting important areas of green space within existing settlements it is likely that these will make a slight or minor positive contribution to local landscape and townscape quality.	The inclusion of Local Green Spaces could help ensure that local landscape and townscape value is protected, However, impacts could be limited given that the Local Green Space designation does not specifically set out to protect and enhance local townscape and landscape value. Although in protecting important areas of green space within existing settlements it is likely that these will make a slight or minor positive contribution to local landscape and townscape quality.

Issue 4 Swadlincote Town Centre Boundary

Issue 4–Swadlincote Town Centre Boundary

Local Plan Part 2 Approaches:

Option 1 Define the Town Centre based on the primary shopping area

Option 2 Define the Town Centre boundary based on Swadlincote Town Centre Vision and Strategy

Option 3 Define the Town Centre Boundary to that recommended in the Swadlincote Town Centre Retail and Leisure Study

Option 4 Define the Town Centre boundary based on existing uses and planning permissions as they exist now

SA Objective	Option 1	Option 2	Option 3	Option 4
	--	--	--	--
To avoid damage to designated sites and species (including UK and Local BAP Priority Habitat and Species) and enhance biodiversity and geodiversity across the District	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified

to provide decent and affordable homes that meet local needs	✓	✓	✓	✓
	The designation of a larger town centre boundary would not stymie the development of housing at the expense of retail and leisure uses as Policy RTL1 and RTL2 and the explanatory text supporting these policies is clear that mixed use development will be supported in the town centre. As such all options will perform similarly as housing would be supported both within and outside the town centre boundary.	The designation of a larger town centre boundary would not stymie the development of housing at the expense of retail and leisure uses as Policy RTL1 and RTL2 and the explanatory text supporting these policies is clear that mixed use development will be supported in the town centre. As such all options will perform similarly as housing would be supported both within and outside the town centre boundary.	The designation of a larger town centre boundary would not stymie the development of housing at the expense of retail and leisure uses as Policy RTL1 and RTL2 and the explanatory text supporting these policies is clear that mixed use development will be supported in the town centre. As such all options will perform similarly as housing would be supported both within and outside the town centre boundary.	The designation of a larger town centre boundary would not stymie the development of housing at the expense of retail and leisure uses as Policy RTL1 and RTL2 and the explanatory text supporting these policies is clear that mixed use development will be supported in the town centre. As such all options will perform similarly as housing would be supported both within and outside the town centre boundary.
to improve the health and well-being of the population	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
to improve community safety and reduce crime and fear of crime	--	?	?	?
	No significant effects identified	A larger town centre boundary could increase natural surveillance by increasing town centre usage during the day and extending usage into the evening. However, where the number of public houses, bars or night clubs increases it could also increase incidents of antisocial behaviour. Overall an uncertain effect is identified.	A larger town centre boundary could increase natural surveillance by increasing town centre usage during the day and extending usage into the evening. However, where the number of public houses, bars or night clubs increases it could also increase incidents of antisocial behaviour. Overall an uncertain effect is identified.	A larger town centre boundary could increase natural surveillance by increasing town centre usage during the day and extending usage into the evening. However, where the number of public houses, bars or night clubs increases it could also increase incidents of antisocial behaviour. Overall an uncertain effect is identified.
to improve educational achievement and improve the District's skills base	--	?	?	?
	No significant effects identified	An enlarged town centre could help provide opportunities to accommodate learning and skills providers in the town centre. However a number of existing skills and adult learning centres are already located in the town and it is unclear whether there is any realistic prospect of further sites coming forward within the plan period. Impacts are uncertain .	An enlarged town centre could help provide opportunities to accommodate learning and skills providers in the town centre. However a number of existing skills and adult learning centres are already located in the town and it is unclear whether there is any realistic prospect of further sites coming forward within the plan period. Impacts are uncertain .	An enlarged town centre could help provide opportunities to accommodate learning and skills providers in the town centre. However a number of existing skills and adult learning centres are already located in the town and it is unclear whether there is any realistic prospect of further sites coming forward within the plan period. Impacts are uncertain .

to promote social inclusion and reduce inequalities associated with deprivation across the District	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
To improve local accessibility to healthcare, education, employment food shopping facilities and recreational resources (including open spaces and sports facilities) and promote healthy and sustainable travel or non-travel choices.	--	✓	✓	✓
	No significant effects identified	A larger town centre boundary could support the delivery of additional, shopping sports and leisure provision. Clearly the provision of such services in an area already well served by public transport provision could improve accessibility. Overall was considered to have a minor or potentially moderate positive impact against this SA objective.	A larger town centre boundary could support the delivery of additional, shopping sports and leisure provision. Clearly the provision of such services in an area already well served by public transport provision could improve accessibility. Overall was considered to have a moderate positive impact against this SA objective.	A larger town centre boundary could support the delivery of additional, shopping sports and leisure provision. Clearly the provision of such services in an area already well served by public transport provision could improve accessibility. Overall was considered to have a moderate positive impact against this SA objective.
to make best use of existing infrastructure and reduce the need to travel and increase opportunities for non car travel (public transport walking and cycling)	--	✓	✓	✓
	No significant effects identified	Increased retail and leisure offer within the boundary proposed by the Swadlincote vision and strategy could reduce trips to neighbouring towns and city centres and hence reduce the need for local residents to travel. However, given that both Derby and Burton are higher order settlements, and are likely to offer a greater range of retail and service offer. Improvements would be limited. Impacts would be positive and of minor significance.	Increased retail and leisure offer within the boundary proposed in the Swadlincote retail and leisure study could support the expansion of the town and reduce trips to neighbouring towns and city centres and hence reduce the need for local residents to travel. However, given that both Derby and Burton are higher order settlements, and are likely to offer a greater range of retail and service offer. Improvements would be limited. Impacts would be positive and of minor significance.	Increased retail and leisure offer that could be delivered through the definition of a larger town centre boundary could support the expansion of the town and reduce trips to neighbouring towns and city centres and hence reduce the need for local residents to travel. However, given that both Derby and Burton are higher order settlements, and are likely to offer a greater range of retail and service offer. Improvements would be limited. Impacts would be positive and of minor significance.
to achieve stable and sustainable levels of economic growth and maintain economic competitiveness	--	✓	✓	✓
	No significant effects identified	Defining a larger town centre boundary could help attract further investment into Swadlincote and support the vitality and viability of the town centre. However, given the lack of investor interest for retail uses, (as identified in the Swadlincote Retail and Leisure Study) it is likely positive effects would be limited. A minor positive effect is identified in respect of this objective.	Defining a larger town centre boundary could help attract further investment into Swadlincote and support the vitality and viability of the town centre. However, given the lack of investor interest for retail uses, (as identified in the Swadlincote Retail and Leisure Study) it is likely positive effects would be limited. A minor positive effect is identified in respect of this objective.	Defining a larger town centre boundary could help attract further investment into Swadlincote and support the vitality and viability of the town centre. However, given the lack of investor interest for retail uses, (as identified in the Swadlincote Retail and Leisure Study) it is likely positive effects would be limited. A minor positive effect is identified in respect of this objective.

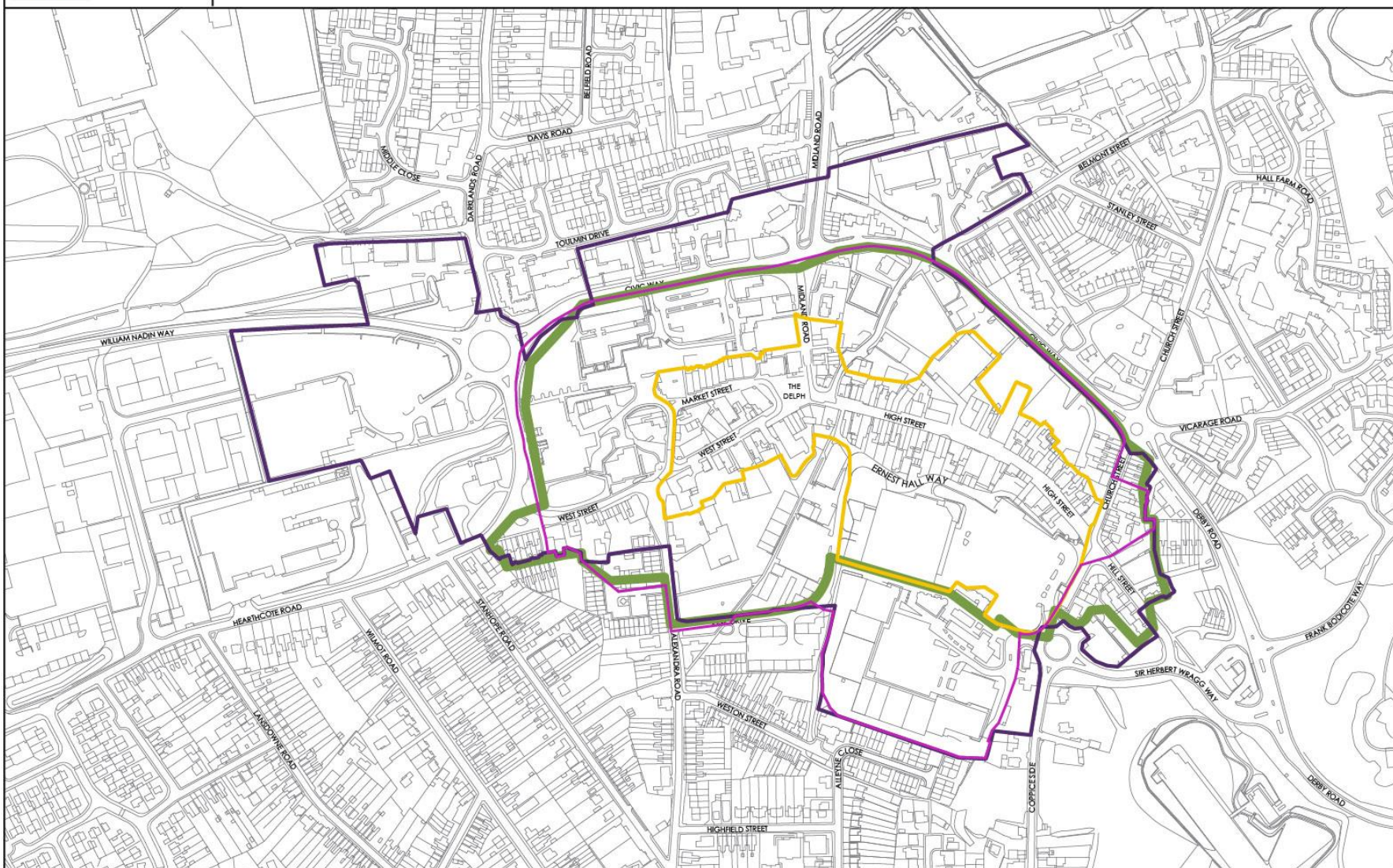
to diversify and strengthen local urban and rural economies and create high quality employment opportunities	?	✓	✓	✓
	Defining a tightly drawn town centre boundary could potentially focus new development into a smaller area and could improve potential to secure improvements to the town (and hence attractiveness to shoppers), However it could also restrict opportunities for retail operators who's needs may not be supported by the nature or size of shops within the retail core. An uncertain impact is assigned.	Defining a larger town centre boundary could help attract further investment into Swadlincote and strengthen retail and leisure offer as well as support the delivery of other appropriate uses such of employment developments such as new offices. Overall the option was considered to have a minor positive impact against this SA objective.	Defining a larger town centre boundary could help attract further investment into Swadlincote and strengthen retail and leisure offer as well as support the delivery of other appropriate uses such of employment developments such as new offices. Overall the option was considered to have a minor or moderate positive impact against this SA objective.	Defining a larger town centre boundary could help attract further investment into Swadlincote and strengthen retail and leisure and employment offer. It could also support the rese and regeneration of a number of civic sites to the north of Civic Way. Overall option 4 was considered to have moderate positive impact against this SA objective.
to enhance the vitality and viability of existing town and village centres	?	✓	✓	✓
	It was considered, that a smaller town centre boundary may deter investment into the town. However it could also concentrate retail and leisure uses and make the town a more attractive shopping and leisure venue. An uncertain impact as therefore been assigned.	Identifying a larger town centre boundary such as that proposed in this options could maximise opportunities to enhance the vitality and viability of the town centre. However given that interest amongst retail companies in the town is limited a larger boundary could create large gaps between retail uses) which could undermine the attractiveness of the town as a retail destination Overall however impact would be positive and of minor significance.	Identifying a larger town centre boundary such as that proposed in this options could maximise opportunities to enhance the vitality and viability of the town centre. However given that interest amongst retail companies in the town is limited a larger boundary could create large gaps between retail uses) which could undermine the attractiveness of the town as a retail destination. Overall however impact would be positive and of minor significance.	Identifying a larger town centre boundary such as that proposed in this options could maximise opportunities to enhance the vitality and viability of the town centre. However given that interest amongst retail companies in the town is limited a larger boundary could create large gaps between retail uses) which could undermine the attractiveness of the town as a retail destination. Overall however impact would be positive and of minor significance.
to improve the quality of new development and the existing built environment	✓	✓	✓	✓
	Defining a smaller town centre boundary could allow townscape improvements to be focussed in a smaller area and could help improve the feel of the town. However it could undermine the delivery of mixed used development around the edge of the centre (although other plan policies could still support residential uses). As such a minor positive effect is identified.	A larger town centre boundary could help ensure that potential redevelopment (including a number of sites in poor condition) to retail led or mixed use sites in the core of Swadlincote, but outside of the primary shopping area can be supported. A minor positive impact is likely.	A larger town centre boundary could help ensure that potential redevelopment (including a number of sites in poor condition) to retail led or mixed use sites in the core of Swadlincote, but outside of the primary shopping area can be supported. A minor positive impact is likely.	A larger town centre boundary could help ensure that potential redevelopment (including a number of sites in poor condition) to retail led or mixed use sites in the core of Swadlincote, but outside of the primary shopping area can be supported. A minor positive impact is likely.
to minimise waste and increase the reuse and recycling of waste materials	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified

to promote sustainable forms of construction and sustainable use of natural resources	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
to reduce water, light, air and noise pollution	--	X	X	X
	No significant effects identified	Defining a larger town centre could encourage the development of addition retail and leisure uses. Should this occur there is potential for increased numbers of noise complaints, as well as increased light and odour complaints, for example from pubs, bars, restaurants and takeaways.	Defining a larger town centre could encourage the development of addition retail and leisure uses. Should this occur there is potential for increased numbers of noise complaints, as well as increased light and odour complaints, for example from pubs, bars, restaurants and takeaways.	This option could extent retail and leisure uses into areas which are mainly residential in nature. Should this occur there is potential for increased numbers of noise complaints, as well as increased light and odour complaints, for example from pubs, bars, restaurants and takeaways.
to minimise the irreversible loss of undeveloped (greenfield) land	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
to reduce and manage flood risk and surface water run-off	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified

to reduce and manage the impacts of climate change and the District's contribution towards the causes	--	--	--	--
	No significant effects identified	No significant effects identified	No significant effects identified	No significant effects identified
to conserve and enhance the historic environment, heritage assets and their settings	--	✓	✓	✓
	No significant effects identified	The designation of a larger town centre boundary will ensure that Swadlincote Conservation Area falls largely within the town centre. This would offer greater potential to regenerate many sites which are located within or adjacent to the Primary Shopping Area and could increase flexibility to safeguard and/or improve the setting and heritage assets within the boundary, including around Sharpes Pottery, West Street and Belmont Street. A minor to potentially moderate positive effect is identified.	The designation of a larger town centre boundary will ensure that Swadlincote Conservation Area falls largely within the town centre. This would offer greater potential to regenerate many sites which are located within or adjacent to the Primary Shopping Area and could increase flexibility to safeguard and/or improve the setting and heritage assets within the boundary, including around Sharpes Pottery, West Street and Belmont Street. A minor to potentially moderate positive effect is identified.	The designation of a larger town centre boundary will ensure that Swadlincote Conservation Area falls largely within the town centre. This would offer greater potential to regenerate many sites which are located within or adjacent to the Primary Shopping Area and could increase flexibility to safeguard and/or improve the setting and heritage assets within the boundary, including around Sharpes Pottery, West Street and Belmont Street. A minor to potentially moderate positive effect is identified.
to improve access to cultural heritage of the District for enjoyment and educational purposes	--			
	No significant effects identified	Defining a larger town centre could help promote the redevelopment of many sites that are in private or partly in private ownership around the town. Where redevelopment is for retail uses this could potentially open up public access to local building of historic or cultural heritage. Impacts are positive and of minor significance.	Defining a larger town centre could help promote the redevelopment of many sites that are in private or partly in private ownership around the town. Where redevelopment is for retail uses this could potentially open up public access to local building of historic or cultural heritage. Impacts are positive and of minor significance.	Defining a larger town centre could help promote the redevelopment of many sites that are in private or partly in private ownership around the town. Where redevelopment is for retail uses this could potentially open up public access to local building of historic or cultural heritage. Impacts are positive and of minor significance.
to conserve and enhance the District's landscape and townscape character	✓	✓	✓	✓
	Defining a smaller town centre boundary could allow townscape improvements to be focussed in a smaller area and could help improve the townscape character. Impacts could be positive and of minor significance.	The definition of a larger town centre boundary could help ensure that potential redevelopment to retail led or mixed use sites in the core of Swadlincote, but also outside of the primary shopping area can be supported. This could help support the regeneration of a number of sites around the town. Impacts are likely to be positive and of minor significance.	The definition of a larger town centre boundary could help ensure that potential redevelopment to retail led or mixed use sites in the core of Swadlincote, but also outside of the primary shopping area can be supported. This could help support the regeneration of a number of sites around the town. Impacts are likely to be positive and of minor significance.	The definition of a larger town centre boundary could help ensure that potential redevelopment to retail led or mixed use sites in the core of Swadlincote, but also outside of the primary shopping area can be supported. This could help support the regeneration of a number of sites around the town. Impacts are likely to be positive and of minor significance.



Options for defining Swadlincote Town Centre



Boundary based
on existing uses

Primary shopping
area

Swadlincote
Town Centre
Masterplan

Town Centre boundary
as proposed in Swadlincote
Retail & Leisure Study

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100019461 2014.

Scale: 1 : 5000 at A4

