

**DERBYSHIRE DALES LOCAL PLAN – HOUSING ALLOCATIONS ISSUES  
AND OPTIONS –SUSTAINABILITY APPRAISAL REPORT  
JUNE 2012**

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## **1. Introduction and Overview**

- 1.1 The Derbyshire Dales Local Plan is subject to a process known as Sustainability Appraisal (SA). This process is designed to ensure that the adopted Local Plan will promote sustainable development by assessing the impact that its policies and proposals are likely to have on the social, environmental and economic development of the area. The SA is a continuous process, to be undertaken throughout the preparation of the Derbyshire Dales Local Plan. The appraisal process needs to meet the requirements for Strategic Environmental Assessment as laid out in European Union Directive 2001/42/EC.
- 1.2 Guidance in the recently published National Planning Policy Framework (NPPF – March 2012) states that the process of SA which meets the requirements of the European Directive on Strategic Environmental Assessment should be an integral part of the plan making process, and should consider all the likely significant effects on the environment, economic and social factors.
- 1.3 For the purposes of this Issues and Options Paper on Housing Site Allocations, an SA has been carried out on the potential housing site allocations and options for locating housing growth within each settlement and across the plan area. The SA process has been integrated into the preparation of the Local Plan. The alternative sites and options have been assessed against the set of sustainable development objectives set out in the SA Framework as contained within the SA Scoping Report<sup>1</sup>.
- 1.4 The aim of this SA is to inform the Housing Site Allocations Issues and Options Consultation by developing an awareness of the sustainability impacts and provide information on the expected social, environmental and economic impacts of the options upon which the District Council are currently consulting and inform the next stages of plan preparation process.

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<http://www.derbyshiredales.gov.uk/images/documents/R/Revised%20Joint%20Core%20Strategy%20Scoping%20Report.pdf>

## Background to Housing Allocations Issues and Options

- 1.5 The Derbyshire Dales Local Plan will set out the overall vision and objectives for the future development of those parts of the Derbyshire Dales that lie outside the Peak District National Park for the period 2006-2028. The Localism Act, which received Royal Assent on 15<sup>th</sup> November 2011, includes provisions that will result in the removal of the powers to prepare a Regional Plan, and the eventual revocation of the East Midlands Regional Plan. In light of these changes, setting the requisite level of housing provision will become the responsibility of local planning authorities such as Derbyshire Dales.
- 1.6 The District Council has concluded (as set out in the accompanying Derbyshire Dales Housing Target Options and Derbyshire Dales Development Approaches and Sub Area Strategies Papers<sup>2</sup>) that the most appropriate level of housing provision, which maintains the existing strategic policy of housing restraint as a means of maintaining the environmental quality of the area and supporting urban regeneration outside the area, should be set at 4,400 or 200 dwellings per annum over the period 2006-2028.
- 1.7 Taking account of existing completions and commitments, the potential for new housing development on sites within the existing Settlement Framework Boundaries, development within the Peak District National Park and the potential for new housing on small sites in the rural areas, the District Council proposes that additional provision for housing outside the existing Settlements will need to be made and the following distribution is proposed for consultation:
- |             |               |
|-------------|---------------|
| Matlock     | 270 dwellings |
| Wirksworth  | 60 dwellings  |
| Darley Dale | 160 dwellings |
| Tansley     | 30 dwellings  |
| Ashbourne   | 400 dwellings |
| Doveridge   | 50 dwellings  |
| Brailsford  | 50 dwellings  |
- 1.8 The accompanying Sustainability Appraisal and Habitats Regulations Papers on the Housing Target Options and Development Approaches and Sub Area Strategies for the Local Plan provides an assessment of the proposed housing level and distribution and provides an evaluation

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[http://www.derbyshiredales.gov.uk/images/documents/S/Strategic\\_Housing\\_Options\\_Paper\\_June\\_2012.pdf](http://www.derbyshiredales.gov.uk/images/documents/S/Strategic_Housing_Options_Paper_June_2012.pdf)

[http://www.derbyshiredales.gov.uk/images/documents/D/Development\\_Approaches\\_and\\_Sub\\_Area\\_Strategies.pdf](http://www.derbyshiredales.gov.uk/images/documents/D/Development_Approaches_and_Sub_Area_Strategies.pdf)

of the alternatives considered. These papers can be viewed at <http://www.derbyshiredales.gov.uk/planning-a-building-control/planning-policy/local-plan/evidence-base>

- 1.9 A review of sites that have been identified in the Strategic Housing Land Availability Assessment as having the potential to meet the strategic housing requirement has been carried out. As a result of this assessment process, a number of sites for each of the towns and villages have been identified as having the potential to be allocated as sites for new residential development over the course of the plan period. The suite of sites that the District Council considers are appropriate for further consideration and consultation are set out within the accompanying “Housing Allocations – Issues and Options (June 2012)” document. This report sets out the initial finding of the Sustainability Appraisal of the various potential options and sites across the plan area.

## **2. Initial Sustainability Appraisal of Housing Allocations Issues and Options**

- 2.1 Sustainability Appraisal (SA) is a statutory requirement for the preparation of the Derbyshire Dales Local Plan under the Planning and Compulsory Purchase Act 2004. The SA provides the means by which to assess the potential economic, social and environmental impacts of the emerging Derbyshire Dales Local Plan and to provide feedback on possible measures to improve the sustainability of the plan. At various stages during the preparation of the Local Plan the SA will ask “how sustainable is the Plan?” and “what might be done to improve it?” The SA process is not a one off event, but is undertaken throughout.
- 2.2 The generation of alternatives is central to the preparation of the Derbyshire Dales Local Plan and the appraisal of the issues and options is key to the SA. An initial SA has been undertaken on each of the housing issues and options identified.

### ***Methodology***

- 2.3 The means by which the process of SA is carried out is prescribed by Government and must meet the requirements for Strategic Environmental Assessment as laid out in European Union Directive 2001/42/EC. Sustainability Appraisal (SA) methodology has followed the guidelines set out in the Planning Advisory Service: Communities and Local Government (CLG) Plan Making Manual<sup>3</sup>.
- 2.4 Government guidance advocates a five stage approach to undertaking Sustainability Appraisal. Stage A involves gathering an evidence base and defining SA objectives, which are documented in a Scoping Report. The appraisal of the plan is conducted in Stage B, and the outcomes recorded in preparation of the SA Report during Stage C. Following consultation alongside the Preferred Options (Stage D) the SA Report may require updating to reflect changes made in response to representations. Finally Stage E involves the ongoing monitoring of significant effects (detailed within the Annual Monitoring Report).
- 2.5 Good practice in sustainability appraisal seeks to first define a series of SA objectives as the basis of reviewing policies, plans and programmes, baseline information and identifying key issues. The SA objectives provide a recognised and established framework against which sustainability effects can be assessed and compared. The development of SA objectives was undertaken through the preparation of the Derbyshire Dales and High Peak SA Scoping Report (2009)<sup>4</sup> and

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<sup>3</sup> <http://www.pas.gov.uk/pas/core/page.do?pageId=109798>

<sup>4</sup> The SA Framework, including methodology, objectives, indicators and targets is set out in the Revised Derbyshire Dales and High Peak Joint Core Strategy Sustainability Appraisal Scoping Report August 2009  
<http://www.derbyshiredales.gov.uk/images/documents/R/Revised%20Joint%20Core%20Strategy%20Scoping%20Report.pdf>

has been used previously as part of the SA assessments conducted for the preparation of Joint Core Strategy and emerging Revised Derbyshire Dales Local Plan to date.

- 2.6 For the purpose of this SA report the requirement of Stage A of the SA process are considered to have been met in the revised Sustainability Appraisal Scoping Report (August 2009). The Revised Sustainability Appraisal Scoping Report was prepared jointly by Derbyshire Dales District Council and High Peak Borough Council to inform the preparation of the Joint Core Strategy and Allocations DPD. It may be necessary to revisit and review the baseline data and information and provide an update to the Scoping Report as and when new issues and evidence arises.
- 2.7 The SA Framework<sup>4</sup> developed and presented in the revised Sustainability Scoping Report (August 2009) has been used to appraise the potential housing site allocations and options for locating housing growth within each settlement. The housing sites and options have been appraised against the sixteen sustainable development objectives set out in the SA Framework. The SA objectives are set out below:
- To support the development of a local economy based on high skill and high wage jobs; including by the delivery of the necessary premises, sites and infrastructure.
  - To support the development of attractive, vibrant and distinctive town centres.
  - To encourage tourism development and to promote the area as a tourist destination.
  - To maintain good local air quality and to minimise noise and light pollution.
  - To protect and enhance favourable conditions on SSSI's, SPAs, SACs and other wildlife sites.
  - To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.
  - To minimise energy use and to develop the areas renewable energy resource.
  - To conserve and enhance town/village-scape quality; archaeological and heritage assets along with their settings.
  - To protect and enhance the character and appearance of the landscape, including cultural assets, as well as the areas other natural assets and resources.
  - To ensure sustainable management of water resources and to minimise the risk of flooding.
  - To reduce the number of journeys made by car, within and to and from the area.
  - To improve health and reduce health inequalities.
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- To improve access to jobs, services and facilities.
- To protect and improve the safety and environmental quality of streets and estates.
- To provide everybody with the opportunity of owning, including by shared ownership) or renting a sustainably designed, good quality home at an affordable cost.
- To provide better opportunities for people to participate in cultural, leisure and recreational activities.

2.8 The SA Framework has been used to appraise the Housing Allocations Issues and Options. The results of the appraisal have been used to help identify which options and sites score more positively in terms of achieving the overarching aims of sustainable development.

2.9 The generation of alternatives is central to the preparation of the Derbyshire Dales Local Plan and an initial SA has been undertaken on each of the alternatives generated so far. In terms of the assessment of options by settlement, each alternative has been appraised against the main sustainable development issues for the plan area, an example is provided below;

<b>Sustainable Development Issue</b>	<b>Option A – Development of the required housing provision on one large site and a number of other sites around the town</b>	<b>Option B – Development of the required housing provision on two large sites</b>	<b>Option C – Allocate land to meet the required housing provision across a number of sites around the town</b>
<b>What is the likely impact of this strategy on economic development within the district?</b>	Development will support existing services and facilities. Town centre vibrancy, local employment opportunities and economic development. Concentrating development on one large site, may due to scale provide greater opportunities for enhancements to infrastructure.	Development will support existing services and facilities, town centre vibrancy, local employment opportunities and economic development. Concentrating development on two larger sites, may due to scale provide greater opportunities for enhancements to infrastructure.	Development will support existing services and facilities and local economic development.  Smaller scale development on a number of sites is likely to lead to reduced scope to secure infrastructure improvements i.e. open space.



	Moderate negative impact
	Moderate – major negative impact
	Major negative impact
	Very major/important negative impact

2.15 All the scores have been summarised into a single table for each option and a brief analysis given of how well the option performed in sustainability terms. Table 2 below indicates an example of sustainability scores for a housing site:

**Table 2 – Example summary of sustainability scores**

Sustainability Score of Option															Score Definition	
																Very major / important positive impact
																Major positive impact
																Moderate – major positive impact
																Moderate positive impact
				?	?		?	?		?						Minor positive impact
																No fill = negligible / impact / not relevant ? = unknown
																Minor negative impact
																Moderate negative impact
																Moderate – major negative impact
																Major negative impact
																Very major / important negative impact

### **3. Results and Recommendations Housing Options**

- 3.1 The results and recommendations from the SA of Derbyshire Dales District Council Housing Allocations Issues and Options are set out below. The SA of Options that could be adopted in the emerging revised Derbyshire Dales Local Plan towards the allocation of residential development has been carried out in accordance with the methodology set out in Section 2. It should be noted that the findings of the SA have not been used to select the proposed options or allocated sites, the SA has set out potential sustainability effects of the issues and options identified for consultation.
- 3.2 The full SA assessment tables for each Housing Allocation Issue and Option are recorded in Appendix 1 and 2. The findings of the SA are summarised below.

#### **Summary of Findings – Issues and Options by Settlement**

##### **Matlock and Wirksworth Sub Area**

###### **Settlement: Matlock**

- 3.3 The District Council considers that there are three options that could be adopted towards the allocation of residential development in Matlock;
- Option A – Development of the required housing provision on one large site and a number of other sites around the town*  
*Option B – Development of the required housing provision on two large sites*  
*Option C – Allocate land to meet the required housing provision across a number of sites around the town.*
- 3.4 All options will bring about positive effects including the provision of affordable housing, support for existing services and facilities and the provision of new community facilities and infrastructure through conditions attached to planning permissions and section 106 contributions. Due to the economies of scale concentrating development on either one site or two smaller sites (option A and B) would maximise opportunities to deliver affordable housing and contributions towards community benefits both within the development sites themselves and through off site enhancements, for example towards open space and education provision. All options will provide a degree of support for town centre vitality and vibrancy, local employment opportunities and economic development.
- 3.5 Options A and B are more likely to facilitate a degree of mixed use development on the larger sites, for example through the provision of a local shop and facilities, thereby reducing the need for residents to travel.

- 3.6 Option C would see development scattered across a number of sites throughout Matlock. Whilst this option may deliver affordable housing in each site, there is likely to be a reduced scope to secure comprehensive infrastructure improvements.
- 3.7 All options would have a degree of environmental impact, as all options would result in the loss of greenfield land on the edge of the settlement the negative effects upon biodiversity, noise, loss of open space, spread of light pollution and impacts upon the character and appearance of the landscape. All options are likely to generate a degree of additional traffic movements and lead to pressure on existing infrastructure. Options A and B offer the greatest opportunity for mitigation through the creation of open spaces, landscaping, habitat creation and infrastructure improvements. Under Option C the environmental impact would be dispersed and diluted across a number of sites around the town with positive environmental effects, however there would be reduced scope to provide mitigation on smaller schemes and reduced scope for enhancements to green infrastructure.

#### **Settlement: Wirksworth**

- 3.8 Only a limited number of sites have been identified to the District Council through the SHLAA process in Wirksworth, and as such only three meet the criteria as being suitable for further consideration and public consultation. The capacity on these sites is only just able to meet the outstanding housing requirement in Wirksworth of 60 dwellings. There are consequently no housing options for consideration in Wirksworth. No SA has therefore been undertaken for options in Wirksworth. However SA comments for each of the three sites has been provided and are included in the next section of this report and Appendix 2.

#### **Settlement: Darley Dale and Darley Bridge**

- 3.9 Only a limited number of sites have been identified to the District Council through the SHLAA process in Darley Dale and Darley Bridge, and only four have been able to meet the criteria as being suitable for further consideration and public consultation.
- 3.10 The capacity on these sites is only just able to meet the outstanding housing requirement in Darley Dale and Darley Bridge of 160 dwellings. There are consequently no housing options for consideration in Darley Dale and Darley Bridge. No SA has therefore been undertaken for options in Darley Dale and Darley Bridge. SA comments for each of the four sites has been provided and are included in the next section of this report and Appendix 2.

## **Settlement: Tansley**

- 3.11 The District Council considers that there are three options that could be adopted towards the allocation of residential development in Tansley;

*Option A – Development of the required housing provision on the two sites to the south of the A615 and on one of the sites to the north of the A615*

*Option B – Development of the required housing provision on one single site*

*Option C – Allocate land to meet the required housing provision on each of the four identified sites.*

- 3.12 All options would provide opportunities for new development to support existing services and facilities within the village and deliver affordable housing.

- 3.13 All options will result in a degree of environmental impact upon biodiversity and landscape setting. Options C would disperse development across a number of sites around the village and therefore the effect of development upon the character and appearance of Tansley would be spread across a number of locations. Option B may lead to the greatest environmental impact as the total allocation of development would be located on one site. However, developing on one site only would provide scope for mitigation and environmental improvements as a result of the scale of development, with the greatest opportunities for the creation of open space, landscaping and enhancements to green infrastructure under this option.

- 3.14 Allocating the majority of the housing requirement on sites to the south of the village would result in environmental impacts being concentrated in this location. Under this option there would be some adverse landscape impact but this would be across three sites.

- 3.15 In terms of access to services and facilities, options that would provide development to the north of the A615 score highly in regard to accessibility to village facilities, including the school and public houses.

## **Ashbourne Sub Area**

### **Settlement: Ashbourne**

- 3.16 The District Council considers that there are three options that could be adopted towards the allocation of residential development in Ashbourne:

*Option A – Development of the required housing provision on greenfield sites to the south of the town centre*

*Option B – Providing all of the required housing provision on the Airfield Site*

*Option C – Allocate land to meet the required housing provision across a number of sites around the town.*

- 3.17 All options will bring about positive effects including the provision of affordable housing, support for existing services and the provision of new community facilities and infrastructure through the conditions attached to planning permission for the development of sites and section 106 contributions. Due to the economies of scale, concentrating development on larger sites (Option A and B) would maximise opportunities to deliver affordable housing and contributions towards community benefits both the development sites themselves and through off site enhancements, for example towards open space and education provision. All options will provide a degree of support for town centre vitality and vibrancy, local employment opportunities and economic development.
- 3.18 Option C would see the housing requirement distributed across a number of sites throughout Ashbourne. Dispersing the housing provision across a number of sites would spread the effect of development upon the character, appearance and landscape setting of Ashbourne. Although this option would enable infrastructure improvements to be made, it is unlikely to deliver as much when compared to concentrating development in larger numbers.
- 3.19 Option A and C would have a degree of environmental impact, as both options would result in the loss of greenfield land to the edge of Ashbourne with negative effects upon biodiversity, noise, loss of open space, spread of light pollution and impact upon the character and appearance of the landscape. All options are likely to generate a degree of additional traffic movements and lead to pressure on existing infrastructure. However Options A and B offer greater opportunity for mitigation through the creation of open spaces, landscaping, habitat creation and public transport improvements.

### **Settlement: Doveridge**

- 3.20 The District Council considers that there are three options that could be adopted towards the allocation of residential development in Doveridge:

*Option A – Development of the required housing provision on one single site*

*Option B – Development of the required housing provision on two sites*

*Options C – Development of the required housing provision on more than two sites across the village*

- 3.21 All options would provide opportunities for new development to support existing services and facilities within Doveridge and provide opportunities to meet housing needs. Option A would provide the most scope to deliver affordable housing within the village as development

would be at a scale on any one site to require affordable housing provision.

- 3.22 All options will result in a degree of environmental impact upon biodiversity, landscape and natural assets. Option C would disperse development across a number of sites around the village and therefore the effect of development upon the character and appearance of Doveridge and landscape setting would be spread across a number of locations. Option A may lead to the greatest environmental impact as the total allocation of development would be located on one site. However, developing on one site only would provide scope for mitigation and environmental improvements as a result of the scale of development, with the greatest opportunities for the creation of open space, landscaping and enhancements to green infrastructure provided under Option A.
- 3.23 Developing on two sites (Option B) would lead to some adverse landscape impact but this would be across two sites only and not dispersed across a number of sites as proposed under Option C. Smaller scale development as envisaged under Option C may be better integrated into the existing settlement pattern.
- 3.24 All options will result in a growth in traffic generation, with negative impacts upon air pollution. Developing sites closest to the centre of the village would maximise opportunities to access local services and facilities by walking and cycling.
- 3.25 Mitigation measures providing protection from noise generated by the A50 will need to be considered, in respect of any development on sites to the north west of the village.

**Southern Parishes**  
**Settlement: Brailsford**

- 3.26 Derbyshire County Council have advised that the most cost effective way for a new replacement school to be provided is for it to form part of a development package. In order to be a viable proposition this would require the provision of 50 dwellings on one site outside the village. As such both sites in Brailsford are put forward as having the capacity to deliver the required number of new dwellings and a replacement school.
- 3.27 All options would provide opportunities for new development to support existing services and facilities within Brailsford and provide opportunities to meet housing needs through the delivery of a replacement primary school.
- 3.28 All options will result in a degree of environmental impact in terms of loss of greenfield sites, biodiversity, landscape and natural assets. Housing development under Option A may be more easily

accommodated within the wider landscape setting and integrate into the existing settlement pattern. Design and implementation of development will be important to mitigate environmental impacts. Both options may provide opportunities for the creation of open space and enhancements for existing green infrastructure.

- 3.29 Development of either option will generate additional traffic movements through the village and onto the A52. Development would also represent an extension to the village of Brailsford and would be related to existing residential development, with either site within close proximity of existing services and facilities in the heart of the village.

#### **4. Results and Recommendations - Sustainability Appraisal Housing Allocations Issues and Options by Site**

- 4.1 A Sustainability Appraisal (SA) has been carried out on each of the potential housing allocation sites contained within the Derbyshire Dales District Council – Housing Allocations Issues and Options (June 2012) document. In each sub area a number of alternative sites have been put forward for consideration and assessment. The SA of each alternative site follows the assessment methodology outlined in section 2 of this report.
- 4.2 A summary of the findings of the SA for each potential housing allocation is presented in the table overleaf, with the full SA appraisal tables contained within Appendix 2.

**Summary of Findings**  
**Matlock and Wirksworth Sub Area**

<b>Settlement - Matlock</b>	
<b>MAT1</b>	This site is located to the northern side of Matlock off Chesterfield Road. The site is adjacent to the existing SFB and surrounded by development. The site is in close proximity to the town centre and accessibility is good in terms of public transport and local services, which meets sustainability criteria. Development would result in the loss of a greenfield site and land protected for open space purposes with environmental affects predicted. Redevelopment should include open space to compensate for the loss, and the northernmost field should remain undeveloped and be incorporated into a wider open space system to include the existing play area. There is scope for development within the southern parts of the site which are least prominent and those areas immediately associated with existing development on the western boundary.
<b>MAT2</b>	The site is situated to the north of Matlock and comprises areas of agricultural land of pastoral fields bounded by dry stone walls adjacent to the existing SFB and bound by residential development to the south, south west and east. Development would form an extension to the built up area of Matlock. Development of the site is unlikely to have a significant detrimental impact upon biodiversity and heritage assets. The area is not at risk of flooding. The site is within 10 minutes walk of nearby bus stops so scores positively in terms of accessibility to sustainable modes of travel. Town centre services and facilities are approximately 20-30 minutes walk away, the site does not score as positively as other options that are in closer proximity to Matlock town centre.
<b>MAT3</b>	The site is a greenfield site to the north of Matlock off Chesterfield Road. Development of the site would not have an undue significant affect on biodiversity or heritage assets and is deliverable. The site is in close proximity to the existing built up areas of Matlock. The site scores positively against accessibility criteria as it is within close proximity to local bus services. The site scores fairly well in terms of accessibility to services and facilities, however Matlock Town Centre is further away than under other site options.
<b>MAT4</b>	As a site to the north of Matlock the site scores fairly well against sustainability criteria. Although the site is currently located as protected school playing fields, it is proposed that the site is de notified. Development of the site could include an area to compensate for the loss of school playing fields. The site has reasonable access to services and is deliverable subject to constraints. The western edge of the site falls within the flood plain and therefore scores poorly against sustainability criteria in this regard. Through careful design and implementation the site would not have a significant adverse impact on biodiversity and heritage assets. The site is within good proximity of public transport services

<b>Settlement - Matlock</b>	
	and scores highly, although town centre services and facilities would be 20-30 minutes walk away.
<b>MAT5</b>	This site is predominately greenfield and lies adjacent to the SFB. The site scores positively in terms of accessibility to services and facilities in Matlock town centre and at Matlock Green. Access to the site by modes other than foot is currently constrained, vehicular access would be required. Loss of greenfield land and mature trees on site would have negative environmental impacts upon biodiversity. The site is not in the flood zone and would not have a negative impact upon heritage assets.
<b>MAT6</b>	Land off Butts Drive scores fairly positively against sustainability criteria, the site is adjacent to the existing SFB and well related to the existing built up area. The site is partly overgrown and contains a number of mature trees, the redevelopment of the site would have a degree of environmental impact on natural assets and biodiversity. The site scores well in relation to proximity to existing public transport services and facilities at Matlock Green and in the town centre.
<b>MAT7</b>	This greenfield site is situated adjacent to the existing SFB and accessed directly from Pump Close. There is scope for development on land most closely associated with existing development on the edge of Starkholmes. The site achieves a good score against sustainability criteria, the site has good access to public transport and is reasonably accessible to services and facilities in Matlock Green. The redevelopment of a greenfield site will have some environmental impact.
<b>MAT8</b>	This site is suitable for residential development and scores positively against sustainability appraisal indicators. The site is deliverable and lies adjacent to the SFB at Smedley Street in Matlock. The site is greenfield and partially constrained by the presence of mature trees (TPO) towards the northern edge of the site. The site scores positively in terms of accessibility to services and facilities, being near to public transport routes on Smedley Street and facilities at Matlock Bank local centre and close proximity to the town centre. Development of the site is unlikely to adversely affect landscape character.

<b>Settlement: Wirksworth</b>	
<b>WIR1</b>	The site achieves a fairly good score against strategic planning and sustainability indicators, particularly due to the sites close proximity to the services and facilities in Wirksworth Town Centre. The site is currently used as a garage and is unlikely to have a negative impact on biodiversity assets. Residential development of the site may improve the environmental quality of the area. The site is adjacent to the SFB and lies within the Conservation Area, design and implementation will be important to ensure development does not result in a detrimental impact on the areas character and appearance. There is scope for development across the site, although this may be constrained to a degree by site contours and access constraints.
<b>WIR2</b>	The site is located adjacent to the existing SFB of Wirksworth and accessed from Cromford Road. As a large greenfield site the development would result in some environmental impact upon biodiversity and natural assets, however there are no environmental designations on the site and it falls outside the Conservation Area. Development of the site would form an extension to the built up area of Wirksworth and may be integrated, through design and landscaping into the settlement pattern. The site has good access to services, facilities and employment opportunities in Wirksworth and is near to public transport.
<b>WIR3</b>	This site is an area of open grassland to the eastern side of Wirksworth off Wash Green just north of Wirksworth Hall Farm and west of new housing development. The site is adjacent to the SFB and falls within the Conservation Area. The site is within 15 minutes walk of the town centre and served by public transport, which meets sustainability criteria. There is scope for development across the site. However, trees and hedgerows must be given appropriate protection and the design of any development must respect the Conservation Area designation and be in keeping with existing buildings.

<b>Settlement: Darley Dale</b>	
<b>DD1</b>	As a brownfield site currently in use as a road haulage transport depot this site scores positively in terms of sustainability criteria and would not have a significant negative impact on biodiversity or heritage assets. The site is deliverable with known developer interest. The site scores poorly in terms of flood risk as the site falls within flood zone 2. Site would fall adjacent to the proposed new SFB for South Darley. The settlement is well served by public transport. Development would support provision of services and facilities in the wider area and the delivery of affordable housing.
<b>DD2</b>	As a redundant quarry site DD2 scores positively against sustainability criteria in terms of the redevelopment of a brownfield site. The site has planning permission for holiday accommodation and lies adjacent to the existing SFB of Darley Dale. The site scores fairly well in the sustainability appraisal as it is reasonably well located in terms of public transport links along the A6 and local services and facilities in Darley Dale. The redevelopment of the site would impact upon the large area of woodland TPO located to the north western part of the site with associated environmental effects predicted. The site is not within the flood zone. Residential development would support the provision of local services, delivery of affordable housing and green infrastructure improvements.
<b>DD3</b>	The land is suitable for housing and achieves a fairly good score against sustainability criteria. The redevelopment of a Greenfield site will have some environmental impact, there are mature hedgerows and scattered trees bounding the site to the north. Development would be adjacent to existing residential development and access improvements may be required. Development would enable the delivery of affordable housing to meet local needs.
<b>DD4</b>	This site achieves a fairly good score against sustainability indicators, the site is adjacent to the existing SFB and would represent an extension of the built up area northwards along the eastern side of the A6. DD4 would require the redevelopment of greenfield land and land formerly used as a garden centre. Development may have some environmental impacts upon biodiversity and natural assets as the site contains TPO's and falls within land allocated as protected open space so scores less favourably in this regard. Design and implementation will be important to assimilate the development within the wider landscape context. The site scores very well in terms of accessibility, the site is well served by public transport and within 15 minutes walk of Matlock town centre.

<b>Settlement: Tansley</b>	
<b>TAN1</b>	TAN1 is currently in use as an existing wood store area and lies adjacent to the existing SFB of Tansley. The site achieves a good score against sustainability indicators, and is unlikely to significantly affect biodiversity or heritage assets. The site scores well in terms of access to public transport services and it is considered unlikely to have a significant detrimental impact upon landscape character and setting. Development would support provision of services and facilities in the wider area.
<b>TAN2</b>	This site comprises an area of greenfield land accessed off Thatchers Lane characterised by scrub and unmanaged vegetation. The redevelopment of a greenfield site will have a degree of environmental impact. The site is surrounded to the north, east and west by residential development. The development of the site would infill an area formerly valuable as a green corridor between two parts of the village however this has been compromised to a large extent by development of the nearby northern site. The site scores positively in terms of access to public transport provision and is unlikely to have a significant impact on heritage assets and is not within a flood zone. Development would facilitate the delivery of affordable housing and support existing services and facilities.
<b>TAN3</b>	The site is located adjacent to the existing SFB and comprises a greenfield site bound by mature hedgerows and hedgerow trees. Development of the site will have a degree of environmental impact upon biodiversity and loss of open grassland. Development would be close to the existing body of the village and would not have a significant impact on the Lumsdale Conservation Area, development here represents a limited intrusion into the countryside and the green buffer zone and will be viewed in close association with the existing settlement. The site scores positively in terms of access to local services and facilities and would support the delivery of affordable housing and therefore score favourably against these sustainability objectives.
<b>TAN4</b>	The site is currently in use as a nursery and associated garden land and lies adjacent to the existing SFB. The site is in relatively close proximity to the village centre and services and facilities and does not contain any significant environmental constraints. Development of the site would not have a detrimental impact upon heritage assets and the site scores fairly positively against sustainability criteria. Subject to the retention of the surrounding hedgerow/tree screen, development can be accommodated on this site without any significant adverse impact on the landscape.

## Ashbourne Sub Area

<b>Settlement: Ashbourne</b>	
<b>ASH1</b>	<p>This is a large brownfield site adjacent to the existing SFB and its proposed allocation for redevelopment for housing achieves a positive score against strategic sustainability appraisal objectives and its development would reduce the loss of greenfield sites. Residential/mixed use development of the site would improve the environmental quality of the area. Brownfield sites may be wildlife rich, however the site does not contain any significant environmental constraints and would not have a detrimental impact on biodiversity or heritage assets. Development would secure the delivery of affordable housing and provide support for existing services and local employment opportunities. The site scores poorly in terms of accessibility to services and facilities. The site is remote from the town centre with limited local services and facilities within a reasonable walking distance.</p>
<b>ASH2</b>	<p>This is an area of greenfield land to the south of the existing built up area of Ashbourne and north of the A52 link road. Development of the site would have a degree of environmental impact upon biodiversity and loss of open grassland, however development would provide an extension of the town southwards closely related to existing housing development. The site is unlikely to have a negative impact on heritage assets, is not within the flood zone and through design/landscaping may be integrated into the existing settlement pattern. The site scores positively in terms of its proximity to public transport routes, local services and the town centre which meets sustainability criteria. Noise from the nearby A52 and pylons across the site may present a constraint. Development would deliver affordable housing and infrastructure improvements within the town.</p>
<b>ASH3</b>	<p>This is an area of greenfield land to the south of the existing built up area of Ashbourne and north of the A52 link road. Development of the site would have a degree of environmental impact upon biodiversity and loss of open grassland, however development would provide an extension of the town southwards closely related to existing housing development. Development would deliver affordable housing and infrastructure improvements within the town. The site is unlikely to have a negative impact on heritage assets, is not within the flood zone and through design/landscaping may be integrated into the existing settlement pattern. The site scores positively in terms of its proximity to public transport routes, local services and the town centre which meets sustainability criteria. Noise from the nearby A52 and site contours may present a constraint.</p>

<b>Settlement: Ashbourne</b>	
<b>ASH4</b>	ASH4 is an area of greenfield land currently in use as open grassland/agricultural land immediately to the south of Ashbourne town centre. The site is adjacent to the existing SFB and surrounded by residential development. The loss of agricultural greenfield land will have a degree of negative impact upon biodiversity and natural assets. The site contains a number of mature hedgerows and tree cover in places. The site is in very close proximity to the town centre and its services, facilities and employment opportunities. The site would offer the greatest opportunity for residents to access the town centre by sustainable modes of travel such as walking and cycling, with very positive scores for accessibility. Development would provide a natural extension to the town. Areas of the site that lie within the discreet areas to the east, west and extreme north or which immediately abut existing residential development and either occupy the lower to mid slopes are likely to be least conspicuous within the medium to long views and wider landscape setting.

<b>Settlement: Doveridge</b>	
<b>DOV1</b>	This site is situated to the east of Doveridge and bound by Derby Road with a strong association with existing development to Baker's Lane. Areas where housing development may be accommodated are in the northern part of the site and areas relating to existing built development. Local adverse impact on landscape and visual impact could be mitigated by maintaining and improving field boundary hedgerows. As an area of greenfield land development of the site would have a degree of environmental impact upon biodiversity and loss of open space. However, development would support existing services and facilities and deliver affordable housing. The site is unlikely to have an adverse impact on heritage assets, is not located within the flood plain and through design and landscaping could be assimilated into the landscape and settlement pattern. The site scores positively in terms of its proximity to local village facilities and access to public transport.
<b>DOV2</b>	DOV2 is as area of land to the north of the village comprising greenfields and land associated with the former garage/police station. The site contains mature trees to the northern boundary. It is not considered that the site would have a significant adverse impact upon the environment, biodiversity or natural or heritage assets. Development of this option would see development to the north of Derby Road, accordingly issues of noise pollution from the A50 and mitigation would need to be considered. The site scores positively against sustainability criteria in terms of is proximity to village services and facilities.
<b>DOV3</b>	This site is a large area of greenfield land to the west of the village and bounds the existing SFB to the southern boundary. The sites contains mature trees and development would have a degree of environmental impact upon biodiversity, natural assets and spread of light pollution. There are some reservations concerning the accommodation of housing on the site, and its connection and historic associations with Doveridge Hall and the loss of remnant parkland that would result. However, if the sites main features; boundary hedges, field trees are protected, enhanced and accommodated within the layout of development there appears to be few objections to the development of the site from a landscape, visual impact or heritage perspective. The site is within 5-10 minutes walk of the village centre and would provide support for local services, enable the delivery of affordable housing, open space and landscaping enhancements. Issues of noise from the A50 and mitigation would need to be considered.

<b>Settlement: Doveridge</b>	
<b>DOV4</b>	<p>This site is an area of greenfield land to the south of the village, surrounded by residential development to the north, east and west. The site scores fairly well against sustainability criteria. The site is well used by walkers and provides a valuable area of open space within the village. From a landscape perspective development of the site may be accommodated, however the sites sloping character and prominence within a wide range of views from the west and strong connection with views into the open countryside would need to be considered in the design and scale of development. Should development be permitted the sites connection with the wider landscape and views to the countryside should be preserved by the development of linear open space, retaining the prominent hedgerows and feature trees. The site scores positively in terms of its proximity to services and facilities, and as the southernmost option scores well in terms of limiting noise pollution from the nearby A50.</p>

## Southern Parishes Sub Area

<b>Settlement: Brailsford</b>	
<b>BRA1</b>	Housing development can be accommodated upon the site, however to the extreme south east of the site consideration of the impact upon the landscape setting and ecological value of the nearby pond is required. The western and northern boundaries are the most visible, strengthening the field boundaries to the west and planting of associated field boundary trees would help to mitigate any adverse impact of development on long ranging views. This site scores positively against sustainability criteria, it is not considered that development would have a significant adverse impact upon biodiversity or heritage assets and does not fall within a flood zone. Development would support existing services and assist in the delivery of new infrastructure including affordable housing and a replacement primary school and therefore scores positively in this regard. Development would be within 5-10 minutes walk of village facilities and would be close to public transport. The site is adjacent to Brailsford SFB and is deliverable.
<b>BRA2</b>	This site lies to the east of Brailsford and is adjacent to the existing SFB. Development would lead to the loss of a large expanse of greenfield land and result in a degree of environmental impact upon biodiversity, natural assets and the spread of light pollution. However the site contains no environmental constraints and impact may be mitigated through design and landscaping. Development would facilitate the delivery of green infrastructure, affordable housing and assist in the delivery of a replacement primary school. The site is in close proximity to services and facilities and public transport along the A52. Housing development may be best accommodated on the areas closely associated with the existing built form of Brailsford. The impact of development on the Throstle Nest Plantation and wider landscape setting of the village would need to be carefully considered.

## **5. Conclusions and Next Steps**

- 5.1 This is a Sustainability Appraisal Report on the Housing Allocations Issues and Options that has been produced to inform the public consultation. The process of assessing the emerging Local Plan policies and housing site allocations will continue, with both the sustainability appraisal and outcomes of public consultation informing the next stages of plan preparation.
- 5.2 In addition to the statutory requirement to undertake a Sustainability Appraisal of the Housing Allocations Issues and Options it is also a requirement under the Habitat Regulations that Local Authorities undertake an assessment of land use plans to ensure the protection of the integrity of sites designated as Special Protection Areas (SPAs) or Special Area for Conservation (SACs).
- 5.3 In order to meet the requirements of the Habitat Regulations a screening exercise of the Derbyshire Dales Housing Allocations Issues and Options will be undertaken. It is anticipated that this screening exercise will be carried out during the period of public consultation with the outcomes informing the next stages of plan preparation. As such the District Council have commissioned ENVIRON UK Ltd to undertake the HRA of the Local Plan. The outcomes of the HRA screening will be reported in a supporting document as part of the evidence base to the Derbyshire Dales Local Plan.
- 5.4 The next key stage in the plan preparation process will be the publication of a Derbyshire Dales Local Plan – Pre Submission Plan, anticipated in Spring/Summer 2013. The Pre Submission Plan will be accompanied by a Sustainability Appraisal Report and Habitats Regulations Assessment Report, at which stage any mitigation measures will be explored in more detail for all preferred options for policies and proposals within the Derbyshire Dales Local Plan.



## Appendix 1

### Derbyshire Dales Local Plan – Housing Allocations Issues and Option by Settlement

#### SETTLEMENT- MATLOCK

Sustainable Development Issue	Option A – Development of the required housing provision on one large site and a number of other sites around the town	Option B – Development of the required housing provision on two large sites	Option C – Allocate land to meet the required housing provision across a number of sites around the town
What is the likely impact of this strategy on <b>economic development</b> within the district?	Development will support existing services and facilities, town centre vibrancy, local employment opportunities and economic development. Concentrating development on one large site, may, due to scale provide greater opportunities for enhancements to infrastructure.	Development will support existing services and facilities, town centre vibrancy, local employments opportunities and economic development. Concentrating development on two larger sites, may, due to scale provide greater opportunities for enhancements to infrastructure.	Development will support existing services and facilities, town centre vibrancy, local employment opportunities and economic development.  Smaller scale development on a number of sites is likely to lead to reduced scope to secure infrastructure improvements i.e. open space.
What is the likely impact of this strategy on the <b>housing market</b> within the district?	Concentrating development on one large site would maximise opportunities to deliver affordable housing, provide a mix of style and type of housing and have positive impacts on the supply of housing.	Developing the required housing provision on two large sites would provide scope to deliver affordable housing with positive impacts for the housing market.	Development would be dispersed across a number of sites, may lead to delivery of some affordable housing on each site, however overall provision is likely to be at a smaller scale than on larger sites.
What is the likely impact of this	Option A would have	Option B would have	Under option C the degree of

Sustainable Development Issue	Option A – Development of the required housing provision on one large site and a number of other sites around the town	Option B – Development of the required housing provision on two large sites	Option C – Allocate land to meet the required housing provision across a number of sites around the town
strategy on the <b>landscape and natural assets</b> of the district?	<p>environmental impacts. Would have degree of environmental impact upon loss of greenfield land to the edge of Matlock with associated impacts on biodiversity, spread of light pollution, loss of open space and landscape setting.</p> <p>Development on one large site would have the most environmental impact on any one locality, however it may due to scale provide enhanced opportunities for mitigation i.e. landscaping, provision of open space, habitat creation.</p>	<p>environmental impacts.</p> <p>Would have a degree of environmental impact similar to option A, however the impacts on biodiversity, loss of green spaces, impact on landscape character would be dispersed across two large sites. Option B would present opportunities for mitigation i.e. creation of open space, green infrastructure and habitat creation.</p>	<p>environmental impact in terms of loss of green spaces, impacts to biodiversity and landscape setting would be dispersed across a number of sites and locations around the town with positive effects, however development on a number of small sites would present reduced scope for environmental mitigation and enhancements.</p>
What is the likely impact of this strategy on the <b>character of the settlements</b> in the district?	<p>Development on one large site would have a negative impact upon the character of Matlock. However, this impact would be concentrated in one location and due to the scale of development present</p>	<p>Option B would lead to impacts on landscape setting at two sites around Matlock with associated negative impacts. The impact on setting would be across two large sites and due to scale may present</p>	<p>Impacts on landscape character would be diluted around the town and lead to smaller scale development in a number of locations to the edge of Matlock. Smaller scale development may be more</p>

Sustainable Development Issue	Option A – Development of the required housing provision on one large site and a number of other sites around the town	Option B – Development of the required housing provision on two large sites	Option C – Allocate land to meet the required housing provision across a number of sites around the town
	opportunities for mitigation through design and green infrastructure.	opportunities for mitigation through careful design and landscaping.	easily integrated into the existing settlement pattern by design and layout, yet there would be reduced scope for larger scale enhancements to green infrastructure that may be presented under Options A and B.
What is the likely impact of this strategy on <b>improving access to services and facilities</b> ?	<p>Dependent upon location of site allocated in relation to existing services and facilities.</p> <p>May present opportunities for mixed use development, including the provision of a local shop and facilities, therefore reducing the need for residents to travel. Larger scale development may support viable public transport and promote opportunities for walking and cycling.</p>	<p>Dependent upon location of sites allocated in relation to existing services and facilities.</p> <p>May present opportunities for mixed use development, including the provision of a local shop and facilities, therefore reducing the need for residents to travel. Larger scale development may support viable public transport and opportunities for walking and cycling.</p>	<p>Dependent upon location of sites allocated in relation to existing services and facilities.</p> <p>Development may arise on smaller sites with less scope to support on site services and facilities or provide enhancements to public transport.</p>
What is the likely impact of this strategy on <b>moving towards</b>	Overall increase in energy use arising from housing	Overall increase in energy use arising from housing	Overall increase in energy use arising from housing

<b>Sustainable Development Issue</b>	<b>Option A – Development of the required housing provision on one large site and a number of other sites around the town</b>	<b>Option B – Development of the required housing provision on two large sites</b>	<b>Option C – Allocate land to meet the required housing provision across a number of sites around the town</b>
<b>low carbon communities</b> within the district?	<p>development.</p> <p>Economies of scale - development on one site may present opportunities to enhance walking and cycling routes.</p> <p>The environmental performance of individual homes will be controlled by the need to meet Code for Sustainable Homes.</p> <p>Large scale development on one site may present opportunities for community scale renewable schemes to come forward and support for sustainable transport.</p>	<p>development.</p> <p>Economies of scale of developing two large sites may present opportunities to enhance walking and cycling routes and support sustainable transport.</p> <p>The environmental performance of individual homes will be controlled by the Code for Sustainable Homes.</p>	<p>development.</p> <p>The environmental performance of individual homes will be controlled by the requirement to meet the Code for Sustainable Homes.</p> <p>Dispersed development on smaller sites around the town may present fewer opportunities to enhance sustainable modes of travel.</p>
<b>Summary</b>	<p>All options will bring about positive effects including the provision of affordable housing, support for existing services and facilities and the provision of new community facilities and infrastructure through conditions attached to planning permissions and section 106 contributions. Due to the economies of scale concentrating development on either one site or two smaller sites (option A</p>		

Sustainable Development Issue	Option A – Development of the required housing provision on one large site and a number of other sites around the town	Option B – Development of the required housing provision on two large sites	Option C – Allocate land to meet the required housing provision across a number of sites around the town
	<p>and B) would maximise opportunities to deliver affordable housing and contributions towards community benefits both within the development sites themselves and through off site enhancements, for example towards open space and education provision. All options will provide a degree of support for town centre vitality and vibrancy, local employment opportunities and economic development.</p> <p>Options A and B are more likely to facilitate a degree of mixed use development on the larger sites, for example through the provision of a local shop and facilities, thereby reducing the need for residents to travel.</p> <p>Option C would see development scattered across a number of sites throughout Matlock. Whilst this option may deliver affordable housing in each site, there is likely to be a reduced scope to secure comprehensive infrastructure improvements.</p> <p>All options would have a degree of environmental impact, as all options would result in the loss of greenfield land on the edge of the settlement the negative effects upon biodiversity, noise, loss of open space, spread of light pollution and impacts upon the character and appearance of the landscape. All options are likely to generate a degree of additional traffic movements and lead to pressure on existing infrastructure. Options A and B offer the greatest opportunity for mitigation through the creation of open spaces, landscaping, habitat creation and infrastructure improvements. Under Option C the environmental impact would be dispersed and diluted across a number of sites around the town with positive environmental effects, however there would be reduced scope to provide mitigation on smaller schemes and reduced scope for enhancements to green infrastructure.</p>		

## SETTLEMENT - TANSLEY

Sustainable Development Issue	Option A – Development of the required housing provision on the two sites to the south of the A615 and on one of the sites to the north of the A615	Option B – Development of the required housing provision on one single site	Option C – Allocate land to meet the required housing provision on each of the four identified sites
What is the likely impact of this strategy on <b>economic development</b> within the district?	All options will present an opportunity for new development to support existing services and facilities in Tansley.	All options will present an opportunity for new development to support existing services and facilities in Tansley.	All options will present an opportunity for new development to support existing services and facilities in Tansley.
What is the likely impact of this strategy on the <b>housing market</b> within the district?	All options will provide opportunities to deliver affordable housing and have a positive impact on the housing market.	All options will provide opportunities to deliver affordable housing.  Concentrating development on one site at 30 units will maximise the scope to deliver new affordable units in Tansley and have a positive impacts for the housing market.	All options will provide opportunities to deliver affordable housing and have a positive impact on the housing market.  Dispersing development across four sites in the village would reduce the scope to deliver affordable housing.
What is the likely impact of this strategy on the <b>landscape and natural assets</b> of the district?	Impact on the landscape setting and natural assets are likely to be concentrated to the south of the village. There would be a degree of environmental impact but this	Option B may have the most detrimental environmental impact as development is concentrated on one site, with associated implications for natural assets and the	Environmental impact would be dispersed around the village with positive overall effects for natural assets. Smaller scale developments may be more easily mitigated

Sustainable Development Issue	Option A – Development of the required housing provision on the two sites to the south of the A615 and on one of the sites to the north of the A615	Option B – Development of the required housing provision on one single site	Option C – Allocate land to meet the required housing provision on each of the four identified sites
	would be dispersed across three sites.	landscape setting of Tansley. However, the scale of development would provide scope for environmental improvements and enhancements i.e. green infrastructure, open space, landscaping.	through design into the existing landscape setting.
What is the likely impact of this strategy on the <b>character of the settlements</b> in the district?	The character to both the north and south of the village would be altered should development take place on three sites. Impact upon settlement character would be dispersed.	Concentrating development on one single site may have a negative impact upon the character of Tansley, however focusing development on one site may present opportunities for mitigation through design, landscaping and green infrastructure. Such opportunities may not exist on smaller sites.	Landscape impacts and impacts on the character and appearance of the village would be spread around Tansley. Smaller scale developments may be more easily integrated into the existing pattern and form of the street scene.
What is the likely impact of this strategy on <b>improving access to services and facilities</b> ?	Allocating a proportion of development to the north of the village in proximity to existing services and facilities would	Allocating development to one site to the north of the village would score highly in terms of accessibility to village services	Allocating a proportion of development to the north of the village in proximity to existing services and facilities would

Sustainable Development Issue	Option A – Development of the required housing provision on the two sites to the south of the A615 and on one of the sites to the north of the A615	Option B – Development of the required housing provision on one single site	Option C – Allocate land to meet the required housing provision on each of the four identified sites
	<p>improve accessibility.</p> <p>Development will support existing services and facilities.</p>	<p>and facilities.</p> <p>Development will support existing services and facilities.</p>	<p>improve accessibility.</p> <p>Development will support existing services and facilities.</p>
<p><b>What is the likely impact of this strategy on <b>moving towards low carbon communities</b> within the district?</b></p>	<p>Overall increase in energy use arising from development.</p> <p>The environmental performance of properties will be controlled by the requirement set by the Code for Sustainable Homes.</p>	<p>Overall increase in energy use arising from development.</p> <p>Economies of scale of developing on one site may present opportunities to enhance walking and cycling routes in the village and support sustainable transport.</p> <p>The environmental performance of individual properties will be controlled by the requirement to meet the Code for Sustainable Homes.</p>	<p>Overall increase in energy use arising from development.</p> <p>The environmental performance of properties will be controlled by the requirement to meet the Code for Sustainable Homes.</p>
<p><b>Summary</b></p>	<p>All options would provide opportunities for new development to support existing services and facilities within the village and deliver affordable housing.</p> <p>All options will result in a degree of environmental impact upon biodiversity and landscape setting.</p>		

Sustainable Development Issue	Option A – Development of the required housing provision on the two sites to the south of the A615 and on one of the sites to the north of the A615	Option B – Development of the required housing provision on one single site	Option C – Allocate land to meet the required housing provision on each of the four identified sites
	<p>Options C would disperse development across a number of sites around the village and therefore the effect of development upon the character and appearance of Tansley would be spread across a number of locations. Option B may lead to the greatest environmental impact as the total allocation of development would be located on one site. However, developing on one site only would provide scope for mitigation and environmental improvements as a result of the scale of development, with the greatest opportunities for the creation of open space, landscaping and enhancements to green infrastructure under this option.</p> <p>Allocating the majority of the housing requirement on sites to the south of the village would result in environmental impacts being concentrated in this location. Under this option there would be some adverse landscape impact but this would be across three sites.</p> <p>In terms of access to services and facilities, options that would provide development to the north of the A615 score highly in regard to accessibility to village facilities, including the school and public houses.</p>		

## SETTLEMENT - ASHBOURNE

Sustainable Development Issue	Option A – Development of the required housing provision on greenfield sites to the south of the town centre	Option B – Providing all of the required housing provision on the Airfield Site	Option C – Allocate land to meet the required housing provision across a number of sites around the town
What is the likely impact of this strategy on <b>economic development</b> within the district?	<p>All options due to the scale of housing development will provide support for town centre vibrancy, local employment opportunities and economic development.</p> <p>Larger scale developments may present opportunities for enhancements to infrastructure.</p>	<p>All options due to the scale of housing development will provide support for town centre vibrancy, local employment opportunities and economic development.</p> <p>Larger scale developments may present opportunities for enhancements to infrastructure.</p> <p>Development of the airfield site for housing may facilitate the provision of mixed uses on the site as part of a comprehensive development scheme – for instance, local shop, employment opportunities.</p>	<p>All options due to the scale of housing development will provide support for town centre vibrancy, local employment opportunities and economic development.</p> <p>This option may present fewer opportunities for infrastructure enhancements than Options A and B.</p>
What is the likely impact of this strategy on the <b>housing</b>	All options will bring positive effects including the provision	All options will bring positive effects including the provision	All options will bring positive effects including the provision

Sustainable Development Issue	Option A – Development of the required housing provision on greenfield sites to the south of the town centre	Option B – Providing all of the required housing provision on the Airfield Site	Option C – Allocate land to meet the required housing provision across a number of sites around the town
market within the district?	<p>of affordable housing with benefits for the housing market.</p> <p>Providing housing on a number of large greenfield sites to the south of the town will provide opportunities for the delivery of affordable housing. Potentially less would be delivered under option A than option B when compared to concentrating development in larger numbers.</p>	<p>of affordable housing with benefits for the housing market.</p> <p>Concentrating development on one large site would maximise opportunities to deliver affordable housing, providing a mix of style and type of housing.</p>	<p>of affordable housing with benefits for the supply of housing.</p> <p>Development would be dispersed across a number of sites around the town, overall provision of affordable housing is likely to be at a smaller scale than under options A and B where development would be on larger sites.</p>
What is the likely impact of this strategy on the <b>landscape and natural assets</b> of the district?	<p>This option would have a degree of environmental impact, through loss of greenfield land, impacts upon biodiversity and spread of light pollution.</p> <p>Environmental impacts and effects to the landscape setting of Ashbourne would be</p>	<p>This option would generate some landscape impact, with a large area of development taking place to the east of the town.</p> <p>Development under this option would be on a brownfield site with some impacts to loss of natural habitats and grassland,</p>	<p>This option would have a degree of environmental impact, through loss of greenfield land, impacts upon biodiversity and spread of light pollution. Dispersing the level of housing development across a number of sites would spread the effect of development upon the</p>

Sustainable Development Issue	Option A – Development of the required housing provision on greenfield sites to the south of the town centre	Option B – Providing all of the required housing provision on the Airfield Site	Option C – Allocate land to meet the required housing provision across a number of sites around the town
	<p>concentrated to the loss of greenfield sites situated to the south of the town centre.</p> <p>Option would present opportunities for mitigation through creation of open spaces, landscaping, habitat creation.</p>	<p>however impacts may be less than under options A and C.</p> <p>Option would present opportunities for mitigation through creation of open spaces, landscaping, habitat creation.</p>	<p>landscape setting and natural assets over a number of locations around the town.</p>
<p>What is the likely impact of this strategy on the <b>character of the settlements</b> in the district?</p>	<p>Option A would lead to impacts on the character and setting of Ashbourne with associated negative impacts, including the loss of greenfield land. This impact would be concentrated to the south of the town, due to the scale of development opportunities for landscaping, green infrastructure may be presented in mitigation.</p>	<p>Development on one large site would have a negative impact upon the character of Ashbourne, with the impacts of development on landscape character and setting concentrated in one location.</p> <p>A high quality design scheme on the brownfield site may present enhancement opportunities for the character and appearance of the area, through excellent design, landscaping and the creation</p>	<p>Impacts on the character of Ashbourne would be diluted around the town and lead to smaller scale developments in a number of locations to the edge of the settlement.</p> <p>Smaller scale developments may be more easily integrated into the existing street pattern and form. There may be reduced scope for larger scale enhancements to green infrastructure that may be viable and presented under</p>

Sustainable Development Issue	Option A – Development of the required housing provision on greenfield sites to the south of the town centre	Option B – Providing all of the required housing provision on the Airfield Site	Option C – Allocate land to meet the required housing provision across a number of sites around the town
		of open space.	options A and B.
What is the likely impact of this strategy on <b>improving access to services and facilities</b> ?	Under option A development would be to the south of the town and may be, dependent on sites allocated be in reasonable proximity to existing services and facilities. Accessibility to the town centre may be achieved by enhanced pedestrian and cycle links.	<p>Development may be located further from existing services and facilities than sites presented upon Option A.</p> <p>Scale of development may provide opportunities for mixed use elements and provision of local services and facilities within the site (shop, employment etc.), therefore reducing the need to travel and reliance on the private car.</p> <p>Larger scale development may improve transport connectivity and support viable public transport and opportunities for walking and cycling.</p>	<p>Dependent upon location of sites allocated in relation to existing services and facilities.</p> <p>Development across a number of sites may reduce scope to support on site services and provide enhancements to sustainable travel.</p>
What is the likely impact of this strategy on <b>moving towards low carbon communities</b> within the district?	<p>Overall increase in energy use arising from development.</p> <p>Opportunities for enhancing</p>	Overall increase in energy uses arising from development.	Overall increase in energy uses arising from development.

<b>Sustainable Development Issue</b>	<b>Option A – Development of the required housing provision on greenfield sites to the south of the town centre</b>	<b>Option B – Providing all of the required housing provision on the Airfield Site</b>	<b>Option C – Allocate land to meet the required housing provision across a number of sites around the town</b>
	sustainable modes of travel may be presented and new housing would be required to meet the Code for Sustainable Homes.	<p>Large scale development on one site may present opportunities for community scale renewable schemes and support for sustainable modes of travel.</p> <p>Proximity to existing employment opportunities and mixed uses on the site may reduce the need to travel and reliance on the private car with positive impacts for pollution/emissions.</p>	<p>Dispersed development may present reduced scope for sustainable transport opportunities to be developed.</p> <p>Individual homes will be required to meet the Code for Sustainable Homes.</p>
<b>Summary</b>	<p>All options will bring about positive effects including the provision of affordable housing, support for existing services and the provision of new community facilities and infrastructure through the conditions attached to planning permission for the development of sites and section 106 contributions. Due to the economies of scale, concentrating development on larger sites (Option A and B) would maximise opportunities to deliver affordable housing and contributions towards community benefits both the development sites themselves and through off site enhancements, for example towards open space and education provision. All options will provide a degree of support for town centre vitality and vibrancy, local employment opportunities and economic development.</p>		

Sustainable Development Issue	Option A – Development of the required housing provision on greenfield sites to the south of the town centre	Option B – Providing all of the required housing provision on the Airfield Site	Option C – Allocate land to meet the required housing provision across a number of sites around the town
	<p>Option C would see the housing requirement distributed across a number of sites throughout Ashbourne. Dispersing the housing provision across a number of sites would spread the effect of development upon the character, appearance and landscape setting of Ashbourne. Although this option would enable infrastructure improvements to be made, it is unlikely to deliver as much when compared to concentrating development in larger numbers.</p> <p>Option A and C would have a degree of environmental impact, as both options would result in the loss of greenfield land to the edge of Ashbourne with negative effects upon biodiversity, noise, loss of open space, spread of light pollution and impact upon the character and appearance of the landscape. All options are likely to generate a degree of additional traffic movements and lead to pressure on existing infrastructure. However Options A and B offer greater opportunity for mitigation through the creation of open spaces, landscaping, habitat creation and public transport improvements.</p>		

## SETTLEMENT - DOVERIDGE

Sustainable Development Issue	Option A – Development of the required housing provision on one single site	Option B – Development of the required housing provision on two sites	Option C – Development of the required housing provision on more than two sites across the village
What is the likely impact of this strategy on <b>economic development</b> within the district?	<p>All options will present an opportunity for new development to support existing services and facilities in Doveridge.</p> <p>Concentrating development on a larger site would maximise opportunities to deliver contributions towards community benefits and improvements to infrastructure.</p>	<p>All options will present an opportunity for new development to support existing services in the village.</p>	<p>All options will present an opportunity for new development to support existing services and facilities in Doveridge.</p>
What is the likely impact of this strategy on the <b>housing market</b> within the district?	<p>All options will provide opportunities to deliver affordable housing and have a positive impact on the housing market.</p> <p>Concentrating development on one site at 50 units will maximise the scope to deliver new affordable units in Doveridge and have a positive</p>	<p>All options will provide opportunities to deliver affordable housing and have a positive impact on the supply of housing.</p>	<p>All options will provide opportunities to deliver affordable housing and have a positive impact on the housing market.</p> <p>Dispersing development across four sites in the village would reduce the scope to deliver affordable housing.</p>

Sustainable Development Issue	Option A – Development of the required housing provision on one single site	Option B – Development of the required housing provision on two sites	Option C – Development of the required housing provision on more than two sites across the village
	impacts for the housing market.		
What is the likely impact of this strategy on the <b>landscape and natural assets</b> of the district?	<p>All options will have an impact on loss of open spaces, habitats and natural assets.</p> <p>Option A may present the most detrimental environmental impacts with development concentrated upon one site. The scale of development would present opportunities for enhancements to green infrastructure, provision of open space in mitigation.</p>	Environmental impacts would be across two sites, with effects on loss of greenfield land, natural habitats and landscape anticipated.	<p>All options will have an impact on loss of open spaces, habitats and natural assets.</p> <p>Environmental impacts would be dispersed around the village with a number of sites developed. Smaller scale developments may integrate into the landscape, however there would be reduced opportunities for significant enhancements i.e. provision of open space, green infrastructure.</p>
What is the likely impact of this strategy on the <b>character of the settlements</b> in the district?	Concentrating development on one site in Doveridge may have a negative effect on the character of the village, however due to economies of scale opportunities for greater	Allocating development across two sites would disperse the impact upon Doveridge more than under option A but less than under option C.	Dispersed development may have less impact on the character of Doveridge, will smaller sites developed and integrated into the settlement pattern. However, limited

Sustainable Development Issue	Option A – Development of the required housing provision on one single site	Option B – Development of the required housing provision on two sites	Option C – Development of the required housing provision on more than two sites across the village
	enhancements i.e. landscaping may be presented.		opportunities for comprehensive improvements to green infrastructure or landscaping may be provided.
What is the likely impact of this strategy on <b>improving access to services and facilities</b> ?	<p>Development will support existing services and facilities.</p> <p>Due to economies of scale developing on one site for 50 units may present opportunities to enhance pedestrian and cycling links and support existing public transport provision.</p>	Development will support existing services and facilities.	Development will support existing services and facilities in Doveridge.
What is the likely impact of this strategy on <b>moving towards low carbon communities</b> within the district?	<p>Overall increase in energy use arising from development, with new housing required to meet the Code for Sustainable Homes.</p> <p>Economies of scale developing one site may present opportunities to enhance sustainable modes of travel (walking and cycling routes) in</p>	<p>Overall increase in energy use arising from development.</p> <p>Environmental performance of individual properties will be controlled by the requirement to meet the Code for Sustainable Homes.</p>	<p>Overall increase in energy use arising from development.</p> <p>Environmental performance of individual properties will be controlled by the requirement to meet the Code for Sustainable Homes.</p>

Sustainable Development Issue	Option A – Development of the required housing provision on one single site	Option B – Development of the required housing provision on two sites	Option C – Development of the required housing provision on more than two sites across the village
	the village.		
<b>Summary</b>	<p>All options would provide opportunities for new development to support existing services and facilities within Doveridge and provide opportunities to meet housing needs. Option A would provide the most scope to deliver affordable housing within the village as development would be at a scale on any one site to require affordable housing provision.</p> <p>All options will result in a degree of environmental impact upon biodiversity, landscape and natural assets. Option C would disperse development across a number of sites around the village and therefore the effect of development upon the character and appearance of Doveridge and landscape setting would be spread across a number of locations. Option A may lead to the greatest environmental impact as the total allocation of development would be located on one site. However, developing on one site only would provide scope for mitigation and environmental improvements as a result of the scale of development, with the greatest opportunities for the creation of open space, landscaping and enhancements to green infrastructure provided under Option A.</p> <p>Developing on two sites (Option B) would lead to some adverse landscape impact but this would be across two sites only and not dispersed across a number of sites as proposed under Option C. Smaller scale development as envisaged under Option C may be better integrated into the existing settlement pattern.</p> <p>All options will result in a growth in traffic generation, with negative impacts upon air pollution. Developing sites closest to the centre of the village would maximise opportunities to access local services and facilities by walking and cycling.</p>		

<b>Sustainable Development Issue</b>	<b>Option A – Development of the required housing provision on one single site</b>	<b>Option B – Development of the required housing provision on two sites</b>	<b>Option C – Development of the required housing provision on more than two sites across the village</b>
	Mitigation measures providing protection from noise generated by the A50 will need to be considered, in respect of any development on sites to the north west of the village.		

## SETTLEMENT - BRAILSFORD

Sustainable Development Issue	Option A – Development of site A, Site off Luke Lane Brailsford	Option B – Development site B, Site to the east of the village
What is the likely impact of this strategy on <b>economic development</b> within the district?	Both options will sustain and support existing services and facilities in Brailsford. Both options present an opportunity to address existing education infrastructure constraints through the delivery of a replacement primary school.	Both options will sustain and support existing services and facilities in Brailsford. Both options present an opportunity to address existing education infrastructure constraints through the delivery of a replacement primary school.
What is the likely impact of this strategy on the <b>housing market</b> within the district?	Both options will provide opportunities to deliver affordable housing with no difference between options A and B.	Both options will provide opportunities to deliver affordable housing with no difference between options A and B.
What is the likely impact of this strategy on the <b>landscape and natural assets</b> of the district?	<p>Both options will represent development on a greenfield site with associated impacts upon biodiversity, loss of grassland and landscape setting.</p> <p>Impacts would be concentrated to one site in the village and due to the economies of scale may present opportunities for mitigation and enhancement i.e. provision of open space, landscaping, green infrastructure.</p>	<p>Both options will represent development on a greenfield site with associated impacts upon biodiversity, loss of grassland and landscape setting.</p> <p>Impacts would be concentrated to one site in the village and due to the economies of scale may present opportunities for mitigation and enhancement i.e. provision of open space, landscaping, green infrastructure.</p>
What is the likely impact of this strategy on the <b>character of the settlements</b> in the district?	<p>Both options will lead to an impact upon the character and appearance of Brailsford.</p> <p>Option A may be more easily integrated into the wider landscape due to its relationship to the existing settlement pattern and form.</p>	Both options will lead to an impact upon the character and appearance of Brailsford.

<b>Sustainable Development Issue</b>	<b>Option A – Development of site A, Site off Luke Lane Brailsford</b>	<b>Option B – Development site B, Site to the east of the village</b>
What is the likely impact of this strategy on <b>improving access to services and facilities</b> ?	<p>Development under both options would be related to the existing village and within close proximity of existing services and facilities, with little difference between options.</p> <p>Development will facilitate improved services and facilities in terms of a replacement primary school for the village.</p>	<p>Development under both options would be related to the existing village and within close proximity of existing services and facilities, with little difference between options.</p> <p>Development will facilitate improved services and facilities in terms of a replacement primary school for the village.</p>
What is the likely impact of this strategy on <b>moving towards low carbon communities</b> within the district?	Overall increase in energy use anticipated as a result of development, with new dwellings required to meet the Code for Sustainable Homes and the replacement school to sustainability standards.	Overall increase in energy use anticipated as a result of development, with new dwellings required to meet the Code for Sustainable Homes and the replacement school to sustainability standards.
<b>Summary</b>	<p>All options would provide opportunities for new development to support existing services and facilities within Brailsford and provide opportunities to meet housing needs through the delivery of a replacement primary school.</p> <p>All options will result in a degree of environmental impact in terms of loss of greenfield sites, biodiversity, landscape and natural assets. Housing development under Option A may be more easily accommodated within the wider landscape setting and integrate into the existing settlement pattern. Design and implementation of development will be important to mitigate environmental impacts. Both options may provide opportunities for the creation of open space and enhancements for existing green infrastructure.</p> <p>Development of either option will generate additional traffic movements through the village and onto the A52. Development would also represent an extension to the village of Brailsford and would be related to existing residential development, with either site within close proximity of</p>	

<b>Sustainable Development Issue</b>	<b>Option A – Development of site A, Site off Luke Lane Brailsford</b>	<b>Option B – Development site B, Site to the east of the village</b>
	existing services and facilities in the heart of the village.	

## **Appendix 2**

### **Sustainability Appraisal Tables Housing Allocation Sites by Sub Area**



Sustainable development objective	Description of impacts / comments
To conserve and enhance town / village -scape quality; archaeological and heritage assets, along with their settings.	<p>Development would be outside the existing settlement framework boundary and adjacent to Matlock Bank Conservation Area. Quality of design of any development coming forward on the site would need to enhance the character and appearance of the conservation area and wider townscape setting.</p> <p>New development would need to respect, maintain and strengthen local distinctiveness and promote a sense of place. Development would be adjacent to the built up area of Matlock and therefore could arguably read as development amongst the existing urban fabric of the town.</p>
To protect and enhance the character and appearance of the landscape, including cultural landscape assets, as well as the area's other natural assets and resources.	<p>Sensitive design will be required to ensure development enhances landscape quality.</p> <p>Development will lead to some visual impact upon the character and appearance of the landscape. There would be scope for development within the southern parts of the site which are least prominent and those areas immediately associated with existing development on the western boundary.</p>
To ensure sustainable management of water resources and to minimise the risk of flooding.	<p>The SFRA identified no risk of flooding with this site.</p> <p>Local Plan policies and the Code for Sustainable Homes should ensure that the design of new development encourages water efficiency and the use of SUDs.</p>
To reduce the number of journeys made by car – within, and to and from the area.	<p>Development would be in close proximity to existing services and facilities and deliver homes within a 5-10 minute walk of a bus stop. Pedestrian access and walk-ability from the site would be good, with development providing opportunities for enhancements to pedestrian/cycle routes.</p> <p>Issue of high traffic volumes and congestion on Chesterfield Road are noted and would be potentially worsened by additional housing.</p>
To improve health and reduce health inequalities.	<p>Proximity of the site to town centre facilities, open countryside and protected important open space will support recreation and healthy lifestyles. Opportunities for open space provision within the site should be explored to promote active lifestyles and enhance the amenity of development.</p>
To improve access to jobs, services and facilities.	<p>Development would be centred to the north east of Matlock town centre. A wide range of services and facilities would be within a 10-15 minute walk. The location is close to local schools, shops and areas of important open space.</p>
To protect and improve the safety and environmental quality of streets and estates.	<p>The quality of design of new neighbourhoods will be governed by local plan policies. It will be important to ensure that these are able to deliver streets and estates where people feel safe, with quality green space and make a positive contribution to community cohesion.</p>

Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	The residential development of the site would contribute towards the viability and sustainability of the wider Matlock area and housing market.
	Development would have the potential capacity of 179 dwellings with 45% affordable housing required.
	Development would provide a range of housing types and sizes, including affordable housing to meet all needs.
	Proximity of the site to the countryside and sport, leisure, recreational facilities within the town will support outdoor recreation and healthy lifestyles.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	

Summary of Sustainability Score of MAT1															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This site is located to the northern side of Matlock off Chesterfield Road. The site is adjacent to the existing SFB and surrounded by development. The site is in close proximity to the town centre and accessibility is good in terms of public transport and local services, which meets sustainability criteria. Development would result in the loss of a greenfield site and land protected for open space purposes with environmental affects predicted. Redevelopment should include open space to compensate for the loss, and the northernmost field should remain undeveloped and be incorporated into a wider open space system to include the existing play area. There is scope for development within the southern parts of the site which are least prominent and those areas immediately associated with existing development on the western boundary.

## MAT2 Land North of Wolds Rise and Gritstone Road, Matlock

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to the location of new housing development
To support the development of attractive, vibrant and distinctive town centres.		Area of development situated to the north of Matlock at its most northerly boundary. New residential development would have some positive impacts in terms of supporting local services and facilities and town centre vibrancy overall. However given the sites location to the north of the town and typography, town centre services and facilities are 20, more likely 30 minutes walk away.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		Development of MAT2 would require development of two expansive areas of greenfield/agricultural land to the north of the town, resulting in the loss of open spaces and spread of light pollution northwards from the town.  Given the sites relative distance to the town centre compared to other options may be expected to lead to an increase in traffic growth with associated impacts on air quality and noise pollution.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		Accompanying HRA to the provide site specific comments.  It is not predicted that development of this site will result in a significant detrimental impact upon European Sites or designated wildlife sites. Derbyshire Wildlife trust to provide comments.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		Development of MAT2 would result in the loss of greenfield land, with resultant detrimental impacts on loss of grassland, hedgerows, hedgerow trees and impacts to DCCTPO/084/A4 to the west of the MAT2 site boundary to Bent Lane, with a degree of effect on biodiversity. Geo- Diversity unlikely to be affected.  New development to provide enhancement and mitigation measures through landscaping, habitat creation and open space provision and GI connectivity between existing and new development.
To minimise energy use and to develop the area's renewable energy resource.		The area to the north east of Matlock has wind speeds of 5.1-6.0m/s at 10 metres height (Peak Sub Region Renewable Energy Study – July 09), which may be viable for small scale turbines. Site largely south to south westerly facing, opportunities for passive solar gain and use of renewable energies to be considered.





## MAT3 Land at Moorcroft, Chesterfield Road, Matlock

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		The site is situated to the north of Matlock off Chesterfield Road. Residents of new development may well be expected to use retail and leisure facilities within the town with positive impact on town centre vitality and vibrancy.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		The site is adjacent to the settlement framework boundary of Matlock, it is not considered that development would have a significant detrimental effect of the spread of light pollution. Development would result in the loss of an area of greenfield land to the north west of the town with a degree of environmental impact.  Given the sites relative distance to the town centre compared to other options may be expected to lead to an increase in traffic growth with associated impacts on air quality and noise pollution.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		HRA to provide site specific comments.  The site does not fall within close proximity of a designated site.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		Development would result in the loss of greenfield land, with resultant impacts upon biodiversity and open grassland. The site contains two TPO trees and group TPOs run along the sites eastern, western and northern boundaries. The impact on the loss of mature trees and hedgerows may be significant.  New development, should where possible, include appropriate tree planting, landscaping and habitat creation.
To minimise energy use and to develop the area's renewable energy resource.		New development to encourage sustainable construction techniques. Site falls within an area of Matlock with wind speeds estimated at 5m/s at 10 metres height, where small turbines may be viable (Peak Sub Region Renewable Energy Study – July 09). Site is predominantly SE/SW facing opportunities for passive solar gain and energy generation to be encouraged.





## MAT 4 Land at Bentley Bridge Matlock

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		The site is situated to the north of Matlock to the east of Chesterfield Road. Residents of development of this site would be expected to use services and facilities within Matlock with positive impacts for town centre vibrancy and vitality.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		Development will result in the loss of greenfield land to the north east of the town, with resultant impacts on the spread of light pollution and noise. Development would be outside the existing settlement framework boundary but adjacent to existing residential properties to the western and north eastern boundary. Development is likely to generate additional traffic with consequences for noise and air pollution.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		HRA to provide site specific comments. Site does not appear to fall within proximity of a designated wildlife site.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		Development will result in the loss of a significant area of greenfield grassland with mature trees and hedgerows to the north east of Matlock, with associated impacts upon biodiversity and loss of habitat.  New development should include appropriate enhancements to green infrastructure and tree planting.
To minimise energy use and to develop the area's renewable energy resource.		Wind speeds in the area estimated to be around 5m/s at 10 metres height, which may be viable for small turbines. The development of the site should encourage sustainable design and construction techniques, with opportunities for energy generation explored.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	The anticipated capacity of MAT4 is 65 dwellings, with a requirement for 45% affordable housing. Development will contribute towards meeting the strategic housing needs of the area and deliver affordable housing to meet local needs, with positive impacts for the Matlock housing market and community.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity of the site to open countryside and a range of recreation, leisure and cultural facilities in the town will support outdoor recreation and healthy lifestyles. Opportunities for open space provision within the site should be explored.

Summary of Sustainability Score of MAT4															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

As a site to the north of Matlock the site scores fairly well against sustainability criteria. Although the site is currently allocated as protected school playing fields, it is proposed that the site is de notified. Development of the site could include an area to compensate for the loss of school playing fields. The site has reasonable access to services and is deliverable subject to constraints. The western edge of the site falls within the flood plain and therefore scores poorly against sustainability criteria in this regard. Through careful design and implementation the site would not have a significant adverse impact on biodiversity and heritage assets. The site is within good proximity of public transport services and scores highly, although town centre services and facilities would be 20-30 minutes walk away.

## MAT5 Land off Dark Lane, Matlock

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a  The assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.	■	The site is situated adjacent to the settlement framework boundary of Matlock and is located to the south of the town. The site is in close proximity to services and facilities in Matlock Town centre and at Matlock Green. New development would support the vitality and vibrancy of both these centres with positive effects.
To encourage tourism development and to promote the area as a tourist destination.		N/a  Assessment relates to the location of new housing development
To maintain good local air quality and to minimise noise and light pollution.	■	The site lies outside but adjacent to the settlement framework boundary and would comprise the development of land predominantly greenfield, with grassland and mature trees present. Impacts on air, noise and light pollution may be anticipated. Development would be abutting existing residential to the north along Hurst Rise. Due to the sites proximity to existing development, it is unlikely to make a significant negative contribution to the spread of light pollution or detrimental impacts on tranquillity.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.	■	HRA to provide detailed site specific comments.  The site does not appear to be in proximity of any designated sites.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.	■	Development of a greenfield site and the loss of grassland and mature trees with have a degree of detrimental impact on biodiversity and result in the loss of a green space to the south of the town. Geo - diversity would be unaffected.  Where possible new development should include appropriate tree planting, landscaping and habitat creation, with opportunities for enhanced Green Infrastructure explored.
To minimise energy use and to develop the area's renewable energy resource.	■	The opportunities for sustainable construction should be explored along with the potential use and generation of solar energy. Local Plan policies will encourage minimising energy use and the principles of sustainable development.





## MAT6 Land off Butts Drive, Matlock

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a  Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.	<div style="background-color: #92d050; width: 100%; height: 100%;"></div>	The site at MAT6 is situated to the south of the town centre and outside but adjacent to the existing Settlement Framework Boundary. It may be anticipated that new residents of development at this locations would support existing services and facilities within Matlock Town centre and Matlock Green with associated positive impacts for vibrancy and vitality.
To encourage tourism development and to promote the area as a tourist destination.		N/a  Assessment relates to the location of new housing development
To maintain good local air quality and to minimise noise and light pollution.	<div style="background-color: #ff0000; width: 100%; height: 100%;"></div>	The site lies outside but adjacent to the settlement framework boundary and would comprise the development of land predominantly greenfield, with grassland and mature trees present. Impacts on air, noise and light pollution may be anticipated.  Development may lead to a detrimental impact as development spreads eastwards, however development would be abutting existing residential development and is therefore considered unlikely to make a significant negative contribution.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.	<div style="background-color: #92d050; width: 100%; height: 100%;"></div>	HRA to provide site specific comments.  The sites does not appear to be within close proximity of a designated wildlife site.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.	<div style="background-color: #ff0000; width: 100%; height: 100%;"></div>	Development would result in the loss of grassland containing mature trees to the edge of Matlock. A degree of detrimental impact upon habitats and biodiversity may be anticipated. This may be mitigated through sensitive design and retention of existing mature trees which in turn would limit the developable area of the site. New development should include appropriate landscaping and green infrastructure enhancements.
To minimise energy use and to develop the area's renewable energy resource.	<div style="background-color: #92d050; width: 100%; height: 100%;"></div>	The site appears to be generally SW to west facing. New development should maximise the opportunities for sustainable construction techniques and measures to minimise energy use i.e. passive solar gain, water efficiency Policies within the Local Plan will promote sustainable development.





## MAT7 Land at Pump Close, Off Starkholmes Road, Matlock

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a
		Assessment relates to housing development.
To support the development of attractive, vibrant and distinctive town centres.		The greenfield site of MAT7 is situated to the south of Matlock in the area of Starkholmes. It may be anticipated that new residents of development may use services and facilities within Starkholmes, Matlock Green and access town centre facilities. Development would support the viability of local services and town centre vibrancy.
To encourage tourism development and to promote the area as a tourist destination.		N/a
		Assessment relates to housing development.
To maintain good local air quality and to minimise noise and light pollution.		Development would be outside the existing settlement framework boundary but adjacent to existing development at Pump Close and the wider Starkholmes area. Development would result in the loss of a greenfield site with negative environmental impacts. Given the sites location adjacent to existing residential it is not anticipated that a significant detrimental impact on the spread of light pollution or tranquillity would occur. Development will generate additional traffic with negative impacts on air quality and pollution
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		HRA to provide detailed site specific comments.
		No apparent ecological constraints or designations.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		The loss of a greenfield site, comprising grassland and mature trees will have a detrimental environmental impact. The eastern half of the site falls within a group TPO DCCTPO/035/A1. Geo-diversity would be unaffected.
		All new development should include appropriate tree planting, landscape and habitat enhancements and improvements to the GI network.
To minimise energy use and to develop the area's renewable energy resource.		New development should maximise opportunities to minimise energy consumption and promote sustainable development. The use of sustainable construction techniques, energy and water efficiency measures in the home should be encouraged.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	Development of MAT7 will support a range of housing types and styles, including the delivery of affordable housing, with positive impacts for the wider community and housing market. With an estimated capacity of 9 dwellings a requirement for 33% affordable housing would be set.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity to leisure, cultural and recreational activities in Matlock and the wider countryside provides opportunities for outdoor activities and healthy lifestyles.

Summary of Sustainability Score of MAT7															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This greenfield site is situated adjacent to the existing SFB and accessed directly from Pump Close. There is scope for development on land most closely associated with existing development on the edge of Starkholmes. The site achieves a good score against sustainability criteria, the site has good access to public transport and is reasonably accessible to services and facilities in Matlock Green. The redevelopment of a greenfield site will have some environmental impact.

## MAT8 Land at the Old Slaughter House, Smedley Street, Matlock

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a  Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		The site is located to the edge of Matlock, accessed directly off Smedley Street. As the site is located in close proximity to the town centre it may be anticipated that new residents would make good use of Matlock and its facilities with positive impacts for town centre vitality and vibrancy.
To encourage tourism development and to promote the area as a tourist destination.		N/a  Assessment relates to the location of housing development
To maintain good local air quality and to minimise noise and light pollution.		MAT8 would require the development of an area of greenfield land of approximately 0.51 hectares, given the sites location adjacent to a relatively high density, developed part of Matlock it is not considered that residential development of the site would have a significant negative contribution to the spread of light pollution, or result in a detrimental impact upon levels of tranquillity. Its proximity to the town centre is likely to help minimise traffic growth and associated negative impacts on air quality.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		HRA to provide site specific comments.  No apparent ecological constraints or designations.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		The loss of grassland and mature trees will have a detrimental impact upon biodiversity and habitats and effect environmental quality. The site is constrained by the presence of a TPO woodland, of mixed conifers and deciduous trees (DDDC/TPO/035/W5) which covers the northern part of the site. Development will have a degree of impact but it is not considered this will be as great as alternative sites of a larger scale. New development should include appropriate enhancements to green infrastructure, tree planting and habitat creation. Consideration of the extent of the sites developable area should be considered to mitigate impact to the TPO.
To minimise energy use and to develop the area's renewable energy resource.		Local Plan policies should promote sustainable construction techniques and measures to minimise energy consumption in new development, i.e. through passive solar gain, water efficiency, Code for Sustainable Homes.



Sustainable development objective	Description of impacts / comments						
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	<table border="1"> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> </table>						Development of this site will support residential development to meet strategic housing requirements, providing a range of housing types and styles including the delivery of affordable housing. The anticipated capacity of the site is 7 units with a requirement for 33% affordable housing.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	<table border="1"> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> <tr><td></td></tr> </table>						Proximity of the site to open countryside for sport, leisure and recreation will support outdoor recreation and healthy lifestyles.

Summary of Sustainability Score of MAT8															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This site is suitable for residential development and scores positively against sustainability appraisal indicators. The site is deliverable and lies adjacent to the SFB at Smedley Street in Matlock. The site is greenfield and partially constrained by the presence of mature trees (TPO) towards the northern edge of the site. The site scores positively in terms of accessibility to services and facilities, being near to public transport routes on Smedley Street and facilities at Matlock Bank local centre and close proximity to the town centre. Development of the site is unlikely to adversely affect landscape character.





Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	Development of WIR1 will support a range of housing types, styles and tenures with positive impacts for the housing market and local economy. The capacity of the site is estimated at 15 dwellings, with a requirement for 33% affordable housing. Affordable housing should be provided to meet identified local needs.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity to leisure, cultural and recreational activities in Wirksworth and the wider area will promote opportunities for people to participate in cultural, leisure and social activities.

Summary of Sustainability Score of WIR1															
		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

The site achieves a fairly good score against strategic planning and sustainability indicators, particularly due to the sites close proximity to the services and facilities in Wirksworth Town Centre. The site is currently used as a garage and is unlikely to have a negative impact on biodiversity assets. Residential development of the site may improve the environmental quality of the area. The site is adjacent to the SFB and lies within the Conservation Area, design and implementation will be important to ensure development does not result in a detrimental impact on the areas character and appearance. There is scope for development across the site, although this may be constrained to a degree by site contours and access constraints.

## WIR2 Coneygreave House, Cromford Road, Wirksworth

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a
		Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		The site is situated to the north of Wirksworth Town Centre, on the Cromford Road and outside the settlement framework boundary. WIR2 is within reasonable proximity of Wirksworth Town centre and it may be anticipated that new residents would make use of services within Wirksworth, with positive impacts for town centre vitality and vibrancy.
To encourage tourism development and to promote the area as a tourist destination.		N/a
		Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		Development would result in the loss of an area of greenfield land to the north of the town currently outside the settlement framework boundary, resulting in the loss of open spaces and the spread of light pollution. New development will generate additional traffic with implications for noise and air pollution. However, given the sites proximity to existing development it is not considered that these impacts will be significant.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		HRA to provide site specific comments.
		It is not predicted that development will result in a significant detrimental impact upon European Sites of designated wildlife sites.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		The loss of greenfield land, and resultant impacts on loss of grassland, habitats and impacts on hedgerows and hedgerow trees will have a degree of detrimental impact on biodiversity. Geo- Diversity unlikely to be affected.
		New development to provide enhancement and mitigation measures through landscaping, habitat creation and open space.
To minimise energy use and to develop the area's renewable energy resource.		The area has wind speeds of 5.1-6.0 m/s at 10 metres high (Peak Sub Region Renewable Energy Study – July 09), which may be viable for small scale turbines. The sites aspect is noted at south facing, according measures to secure solar energy and passive solar gain should be encouraged.





## WIR3 Land at Wash Green, Wirksworth

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		The site for potential development is situated in Wash Green and within a reasonable walking distance of the town centre. Residents of new housing development here may be expected to use retail and leisure facilities in Wirksworth town centre, with positive impacts on its vibrancy.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		The site is situated at Wash Green and adjacent to existing and recently completed residential development. Due to the proximity of the site to the centre of Wirksworth it is considered unlikely the make a significant negative contribution to the spread of light pollution or to the loss of areas defined as tranquil.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		HRA to provide site specific comments. It is not anticipated that development of the site will have a significant adverse impact upon a designated site. Derbyshire Wildlife site to also provide comments.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		This site comprises an area of greenfield land, characterised by grassland with mature trees along the southern boundary. Development will have a degree of detrimental impact upon biodiversity and loss of habitats. New development to provide opportunities for biodiversity enhancements through tree planting and wildlife creation as appropriate.
To minimise energy use and to develop the area's renewable energy resource.		Local Plan policies will promote sustainable development principles. Opportunities to minimise energy consumption through passive solar gain, solar energy generation and water efficiency measures should be supported.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	The site would deliver housing to meet an identified need, with a anticipated site capacity of 15 dwellings. The site would provide a range of housing types and styles and contribute towards the delivery of affordable housing to meet local needs.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity to leisure, cultural and recreational activities in Matlock and the wider countryside provides opportunities for outdoor activities and healthy lifestyles.

Summary of Sustainability Score of WIR3															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This site is an area of open grassland to the eastern side of Wirksworth off Wash Green just north of Wirksworth Hall Farm and west of new housing development. The site is adjacent to the SFB and falls within the Conservation Area. The site is within 15 minutes walk of the town centre and served by public transport, which meets sustainability criteria. There is scope for development across the site. However, trees and hedgerows must be given appropriate protection and the design of any development must respect the Conservation Area designation and be in keeping with existing buildings.

**Matlock and Wirksworth Sub Area  
Settlement: Darley Dale**

**DD1 Water Transport Depot, South Darley, Darley Dale**

Sustainable development objective	Description of impacts / comments											
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td rowspan="5" style="vertical-align: top;">This assessment relates to the location of new housing, however the site is currently used as a road haulage transport depot. Should the site be developed there would be a negative impact for the local economy and job opportunities as the existing business would be required to relocate.</td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> </table>			This assessment relates to the location of new housing, however the site is currently used as a road haulage transport depot. Should the site be developed there would be a negative impact for the local economy and job opportunities as the existing business would be required to relocate.								
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## DD2 Stancliffe Quarry, Darley Dale

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a  Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.	■	It may be anticipated that residents from development would help support existing services and facilities in nearby Darley Dale and Matlock with positive effects for vitality and vibrancy.
To encourage tourism development and to promote the area as a tourist destination.	■	The site currently has planning permission for holiday accommodation. The development of the site for housing would preclude the site fulfilling the delivery of holiday lodges, with impacts on tourism accommodation in the wider area.
To maintain good local air quality and to minimise noise and light pollution.	■	Development of the former quarry, as a brownfield site scores favourably against sustainability criteria. Development would be outside the existing settlement framework boundary with a degree of impact in terms of the spread of light pollution northwards along the A6 corridor. New development will generate an increase in vehicles with associated impacts upon air and noise pollution. Given the site location and former use it is not considered that development would have a significant detrimental impact.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.	■	HRA to provide site specific comments
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.	■	The development of a brownfield site scores positively against sustainability criteria. However brownfield sites may be biodiversity and habitat rich and a degree of impact is expected in light of the sites extensive tree. The effect of development upon extensive areas of mature trees, including group and woodland TPOS should be considered. Measures to preserve existing trees should be encouraged. New development should include appropriate enhancements to green infrastructure and habitat creation.
To minimise energy use and to develop the area's renewable energy resource.	■	The development of the site should encourage sustainable design and construction techniques, with opportunities to minimise energy consumption and energy generation explored.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	The anticipated development of the site would bring forward approximately 43 dwellings and would be required to provide 45% affordable housing. Development would support a range of housing types and styles, with positive impacts for the housing market in the area.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity of the site to open countryside for sport, leisure and recreation will support outdoor recreation and healthy lifestyles.

Summary of Sustainability Score of DD2															
?															
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

As a redundant quarry site DD2 scores positively against sustainability criteria in terms of the redevelopment of a brownfield site. The site has planning permission for holiday accommodation and lies adjacent to the existing SFB of Darley Dale. The site scores fairly well in the sustainability appraisal as it is reasonably well located in terms of public transport links along the A6 and local services and facilities in Darley Dale. The redevelopment of the site would impact upon the large area of woodland TPO located to the north western part of the site with associated environmental effects predicted. The site is not within the flood zone. Residential development would support the provision of local services, delivery of affordable housing and green infrastructure improvements.

## DD3 land off Old Hackney Lane, Darley Dale

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a  Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.	<div style="background-color: #92d050; width: 100%; height: 100%;"></div>	The site is situated to the edge of Darley Dale accessed off Old Hackney Lane. Development will support the viability of existing local services in Darley Dale and the vibrancy of Matlock Town centre with positive effects predicted.
To encourage tourism development and to promote the area as a tourist destination.		N/a  Assessment relates to the location of new housing development
To maintain good local air quality and to minimise noise and light pollution.	<div style="background-color: #ff0000; width: 100%; height: 100%;"></div>	Development will require the loss of greenfield land 0.9ha, bound by established and mature hedgerows and hedgerow trees. The development of greenfield land in countryside, unrelated to an existing defined settlement framework boundary will have negative effects for the spread of light, noise and air pollution.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.	<div style="background-color: #92d050; width: 100%; height: 100%;"></div>	HRA to provide site specific details.  Predicted that development of the site will not result in a significant detrimental impact on designated sites. Consultation with Derbyshire Wildlife trust to also provide comments.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.	<div style="background-color: #ff0000; width: 100%; height: 100%;"></div>	Development will result in the loss of a greenfield site, comprising open fields and grassland, bound by mature trees and hedgerows. The loss of any greenfield site in the countryside, although adjacent to some existing residential development will have a negative impact on biodiversity, habitats and the loss of open space. Geo diversity unlikely to be affected.  New development to provide enhancement and mitigation measures through landscaping, habitat creation and open space provision and GI connectivity between existing and new residential areas.
To minimise energy use and to develop the area's renewable energy resource.	<div style="background-color: #92d050; width: 100%; height: 100%;"></div>	New development should maximise the opportunities for sustainable construction techniques and measures to minimise energy use i.e. passive solar gain, water efficiency, local materials. Local Plan policies will promote sustainable development.

















## TAN2 Land off West Yard and Thatchers Lane, Tansley

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		Development of TAN2 would result in approximately 19 additional dwellings in Tansley. It may be reasonably expected that residents of the new development would use services in the village and therefore support the viability of local facilities, with positive impacts on Tansley's vibrancy. However the range of facilities is limited and it may be anticipated that residents access services in nearby higher order settlements, with positive impacts for nearby town centres i.e. Matlock.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		This site would comprise the development of an area of currently unmanaged grassland. The loss of a greenfield site will have a degree of impact upon the spread of light pollution. New development will generate additional traffic movements with impacts on air and noise pollution. Development would be outside the SFB, however given its proximity to existing new development it is not considered the impacts would be as significant as other options within the village.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		HRA to provide detailed site specific comments. It is not considered likely that development of TAN2 will result in a detrimental impact to designated wildlife sites.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		The loss of a greenfield site, characterised by grassland and mature vegetation will have a degree of environmental impact upon biodiversity and habitats. Development would infill an area formerly valuable as a green corridor between two parts of the village, the value of this has largely been compromised by development of the northern site. Development should include appropriate enhancements to green infrastructure, landscaping, planting and habitat creation to mitigate adverse impacts. Provision of open green spaces should be encouraged.
To minimise energy use and to develop the area's renewable energy resource.		The development of the site should encourage sustainable design and construction techniques, with opportunities for energy generation explored.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	The estimated capacity of the site is 19 dwellings with a requirement for 33% affordable housing. Development will support a range of housing types and styles, providing positive affects for the local hosing market.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity to leisure, cultural and recreational activities and the wider countryside provides opportunities for outdoor activities and healthy lifestyles. Residents may access facilities in nearby Matlock and Alfreton where a wider range of services are available.

Summary of Sustainability Score of TAN2															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This site comprises an area of greenfield land accessed off Thatchers Lane characterised by scrub and unmanaged vegetation. The redevelopment of a greenfield site will have a degree of environmental impact. The site is surrounded to the north, east and west by residential development. The development of the site would infill an area formerly valuable as a green corridor between two parts of the village however this has been compromised to a large extent by development of the nearby northern site. The site scores positively in terms of access to public transport provision and is unlikely to have a significant impact on heritage assets and is not within a flood zone. Development would facilitate the delivery of affordable housing and support existing services and facilities.

## TAN3 Land at Tansley House Gardens, off Church Street, Tansley

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a
		Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		Development of TAN3 would result in approximately 38 additional dwellings in Tansley. It may be reasonably expected that residents of the new development would use services in the village and therefore support the viability of local facilities, with positive impacts predicted. However the range of facilities in the village are currently limited and it may be anticipated that residents access services in nearby higher order settlements, with positive impacts for nearby town centres i.e. Matlock.
To encourage tourism development and to promote the area as a tourist destination.		N/a
		Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		TAN3 would require the development of a large expanse of greenfield land to the west of Tansley, outside the existing settlement framework boundary. Development would be close to the existing body of the village, but would see development spreading to the west with impacts upon the spread of light pollution. Development will generate additional traffic movements with impacts for noise and air pollution.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		Accompanying HRA to provide site specific comments. It is not predicted that development of TAN3 will result in a significant detrimental impact upon European Sites of designated wildlife sites. DWT also consulted.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		The loss of an area of 2.5ha of greenfield land, comprising grassland, mature trees and hedgerows, with TPOs to boundaries will have an environmental impact upon biodiversity, habitats and result in the loss of open green spaces. The environmental impacts may be more significant than other sites in the village due to site size. Geo-diversity is unlikely to be affected. New development to provide enhancement and mitigation measures.
To minimise energy use and to develop the area's renewable energy resource.		The development of the site should encourage sustainable design and construction techniques, with opportunities for energy generation explored, for instance passive solar gain, water efficiency.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	Development will assist by providing a range of housing types, styles and tenures, with positive impacts for the local housing market predicted. The site is anticipated to accommodate 38 dwellings and provide a requirement for 45% affordable housing to meet local needs.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity to leisure, cultural and recreational activities and the wider countryside provides opportunities for outdoor activities and healthy lifestyles. Residents may access facilities in nearby Matlock and Alfreton where a wider range of services are available.

Summary of Sustainability Score of TAN3															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

The site is located adjacent to the existing SFB and comprises a greenfield site bound by mature hedgerows and hedgerow trees. Development of the site will have a degree of environmental impact upon biodiversity and loss of open grassland. Development would be close to the existing body of the village and would not have a significant impact on the Lumsdale Conservation Area, development here represents a limited intrusion into the countryside and the green buffer zone and will be viewed in close association with the existing settlement. The site scores positively in terms of access to local services and facilities and would support the delivery of affordable housing and therefore score favourably against these sustainability objectives.













## ASH2 Site Adjacent to Old Derby Road, Ashbourne

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		The area for development is located to the south of Ashbourne town centres and to the north of the A52 link road. Residents of the new housing development situated here may well be reasonably expected to use retail and leisure facilities located within the town centre, with positive impacts on vitality and vibrancy.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to new housing development.
To maintain good local air quality and to minimise noise and light pollution.		Development of the site would result in the loss of an area of greenfield land to the south of the town with some negative impacts on air, noise and light pollution resulting from new development spreading southwards. However, given the sites proximity to existing development to the north and being bound by the A52 link to the south it is not considered that these impacts will be significantly detrimental. The proximity of the site the A52 may present noise issues and existing pylons may present a constraint.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		Accompanying, HRA to provide specific comments. Predicted that development of the site will not result in significant detrimental impact upon designated sites. Consultation with Derbyshire Wildlife Trust to provide detailed site specific comments.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		Development would result in the loss of greenfield land, comprising grassland, hedgerows and hedgerow trees. TPO's are present to the boundary of the site, with young trees planted along the boundary to the A52. The loss of greenfield land will have a negative impacts on biodiversity and environmental assets.
To minimise energy use and to develop the area's renewable energy resource.		The area to the south of Ashbourne has wind speeds of 5.1-6.0m/s at 10 metres height (Peak Sub Region Renewable Energy Study – July 09), suitable for wind power generating small turbines. Opportunities may also be present to maximise solar energy and passive heating.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	The development of the site would contribute to the viability and sustainability of the wider Ashbourne community, through provision of a range of housing types and sizes, to include affordable housing. It is anticipated that ASH2 would deliver 269 dwellings with a requirement for 45% affordable housing, with positive benefits for the housing market of Ashbourne.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity of the site the countryside and sport, leisure and recreational activities within the town will support outdoor activities and healthy lifestyles.

Summary of Sustainability Score of ASH2															
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Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This is an area of greenfield land to the south of the existing built up area of Ashbourne and north of the A52 link road. Development of the site would have a degree of environmental impact upon biodiversity and loss of open grassland, however development would provide an extension of the town southwards closely related to existing housing development. The site is unlikely to have a negative impact on heritage assets, is not within the flood zone and through design/landscaping may be integrated into the existing settlement pattern. The site scores positively in terms of its proximity to public transport routes, local services and the town centre which meets sustainability criteria. Noise from the nearby A52 and pylons across the site may present a constraint. Development would deliver affordable housing and infrastructure improvements within the town.

## ASH3 Land at Leys Farm, Wyaston Road, Ashbourne

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a
		Assessment relates to the development of new housing.
To support the development of attractive, vibrant and distinctive town centres.		The area for development is located to the south of Ashbourne town centres and to the north of the A52 link road. Residents of the new housing development situated here may well be reasonably expected to use retail and leisure facilities located within the town centre, with positive impacts on vitality and vibrancy.
To encourage tourism development and to promote the area as a tourist destination.		N/a
		Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		Development of the site would result in the loss of an area of greenfield land to the south of the town with some negative impacts on air, noise and light pollution resulting from new development spreading southwards. However, given the sites proximity to existing development to the north and being bound by the A52 link to the south it is not considered that these impacts will be significantly detrimental. The proximity of the site the A52 may present noise issues.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		Accompanying, HRA to provide specific comments. Predicted that development of the site will not result in significant detrimental impact upon designated sites. Consultation with Derbyshire Wildlife Trust to provide detailed site specific comments.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		Development of greenfield land and the resultant loss of grassland and mature trees/hedgerows will have a degree of detrimental impact upon biodiversity and environmental assets. TPO's run along the sites northern boundary, the impact of development upon these should be considered. Geo-diversity is unlikely to be affected. New development should include appropriate tree planting, landscaping and habitat creation, with opportunities for GI enhancement and links between the existing settlement and new development explored.
To minimise energy use and to develop the area's renewable energy resource.		The area to the south of Ashbourne has wind speeds of 5.1-6.0m/s at 10 metres height (Peak Sub Region Renewable Energy Study – July 09), suitable for wind power generating small turbines. Opportunities may also be present to maximise solar energy and passive heating.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	The development of the site would contribute to the viability and sustainability of the wider Ashbourne community, through provision of a range of housing types and sizes, to include affordable housing. It is anticipated that ASH3 would deliver 234 dwellings with a requirement for 45% affordable housing, with positive benefits for the housing market of Ashbourne.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity of the site the countryside and sport, leisure and recreational activities within the town will support outdoor activities and healthy lifestyles.

Summary of Sustainability Score of ASH3															
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Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This is an area of greenfield land to the south of the existing built up area of Ashbourne and north of the A52 link road. Development of the site would have a degree of environmental impact upon biodiversity and loss of open grassland, however development would provide an extension of the town southwards closely related to existing housing development. Development would deliver affordable housing and infrastructure improvements within the town. The site is unlikely to have a negative impact on heritage assets, is not within the flood zone and through design/landscaping may be integrated into the existing settlement pattern. The site scores positively in terms of its proximity to public transport routes, local services and the town centre which meets sustainability criteria. Noise from the nearby A52 and site contours may present a constraint.

## ASH4 Land at Hillside Farm, Wyaston Road, Ashbourne

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		The site is located to the south of Ashbourne town centre, development would be located in close proximity to the town centre, with good accessibility to local services and facilities. As the site is located in close proximity to the town centre it is anticipated that new residents would make good use of services in Ashbourne, with positive impacts upon vitality and vibrancy.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		Development would result in the loss of an area of greenfield land situated between established built up residential areas of the town. Despite the loss of greenfield/agricultural land that the site would appear well related to existing surrounding residential areas.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		Accompanying HRA to provide specific comments. Predicted that development of the site will not result in a significant detrimental impact upon designated sites. Consultation with Derbyshire Wildlife Trust to provide detailed site specific comments.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		Development would result in the loss of an area of greenfield land, laid as grassland and partly used for agriculture. Part of the site includes an area of woodland with mature trees present (including TPO's). The loss of trees, hedgerows and greenfield land with have a negative impact on biodiversity and environmental assets.
To minimise energy use and to develop the area's renewable energy resource.		The area to the south of Ashbourne has wind speeds of 5.1-6.0m/s at 10 metres height, suitable for wind power generation using small turbines (Peak Sub Region Renewable Energy Study – July 09). The site is predominantly flat of SE/SW facing, potentially facilitating the use and generation of solar energy and passive heating.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	<p>The residential development of the site would contribute towards the viability and sustainability of the wider Ashbourne area and housing market.</p> <p>Development would have the potential capacity of 161 dwellings with 45 % affordable housing required.</p> <p>Development would provide a range of housing types and sizes, including affordable housing to meet all needs.</p>
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	<p>Proximity of the site to open countryside and a range of recreational, leisure and cultural facilities in the town will support outdoor recreation and healthy lifestyles.</p>

Summary of Sustainability Score of ASH4															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

ASH4 is an area of greenfield land currently in use as open grassland/agricultural land immediately to the south of Ashbourne town centre. The site is adjacent to the existing SFB and surrounded by residential development. The loss of agricultural greenfield land will have a degree of negative impact upon biodiversity and natural assets. The site contains a number of mature hedgerows and tree cover in places.

The site is in very close proximity to the town centre and its services, facilities and employment opportunities. The site would offer the greatest opportunity for residents to access the town centre by sustainable modes of travel such as walking and cycling, with very positive scores for accessibility. Development would provide a natural extension to the town. Areas of the site that lie within the discreet areas to the east, west and extreme north or which immediately abut existing residential development and either occupy the lower to mid slopes are likely to be least conspicuous within the medium to long views and wider landscape setting.







## DOV2 Land at Former Garage/Police Office and Cavendish Cottage, Doveridge

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to the location of new housing development.
To support the development of attractive, vibrant and distinctive town centres.		Development would be located to the north of the existing village, it may be reasonably expected that residents would use local services and facilities and therefore support the viability of local facilities, with positive impacts on village vibrancy. However services in Doveridge are limited and it may be reasonable to anticipate residents to be drawn to the surrounding centres of Ashbourne, Derby, Uttoxeter.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to the location of new housing development.
To maintain good local air quality and to minimise noise and light pollution.		Development of land formerly associated with the garage/police station and adjoining land will have a degree of negative impact on light pollution as development spreads to the north of the village. Development is outside but adjacent to the existing settlement framework boundary and likely to generate additional traffic and noise pollution. However given the proximity to existing development it is not considered that this will be significant.  Development would see residential properties to the north of Derby Road, accordingly issues of noise pollution from the A50 and mitigation would need to be considered.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		Accompanying HRA and consultation with Derbyshire Wildlife Trust to provide site specific comments. It is not predicted that development will result in a significant detrimental effect upon European or other designated wildlife sites.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		DOV2 comprises an area of land to the north of the village comprising greenfields and land associated with the former garage/police station. The loss of grassland and mature hedgerows and trees to the northern/western site boundary would have a negative environmental impact, however it is not considered that this would be as significant as at other sites within the village.
To minimise energy use and to develop the area's renewable energy resource.		The site is predominantly flat and may be suitable for renewable energy generation i.e. through solar energy. Sustainable design and construction techniques are to be encouraged.





## DOV3 Land to South of Derby Road, Doveridge

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to location of housing development.
To support the development of attractive, vibrant and distinctive town centres.	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 10px; height: 10px; background-color: #92d050; margin-bottom: 2px;"></div> <div style="width: 10px; height: 10px; background-color: #ff0000; margin-bottom: 2px;"></div> </div>	Development will be situated to the west of village, new residents will use local services and thus support the viability of local facilities. It may be reasonable to anticipate residents to be drawn to the surrounding centres of Ashbourne, Derby and Uttoxeter to access some services and facilities, a proportion of these journeys may be by private car.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to location of new housing development
To maintain good local air quality and to minimise noise and light pollution.	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 10px; height: 10px; background-color: #92d050; margin-bottom: 2px;"></div> <div style="width: 10px; height: 10px; background-color: #ff0000; margin-bottom: 2px;"></div> </div>	Development would result in the loss of a greenfield site to the west of the village and outside the settlement framework boundary. Development is likely to result in a negative contribution to the spread of light pollution and likely to generate additional traffic with impacts on air and noise pollution. Issues of noise from the nearby A50 and mitigation measures would need to be considered.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 10px; height: 10px; background-color: #92d050; margin-bottom: 2px;"></div> </div>	The accompanying HRA to provide site specific comments alongside responses from Derbyshire Wildlife Trust. It is not predicted that development will result in an adverse impact on any designated sites.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 10px; height: 10px; background-color: #ff0000; margin-bottom: 2px;"></div> </div>	Development will result in the loss of a greenfield site, comprising grassland and containing mature trees and hedgerows, the loss of which will have a detrimental impact on biodiversity and environmental assets. The site contains a number of mature trees protected by TPO's. New development should include appropriate enhancements to green infrastructure and tree planting.
To minimise energy use and to develop the area's renewable energy resource.	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="width: 10px; height: 10px; background-color: #92d050; margin-bottom: 2px;"></div> <div style="width: 10px; height: 10px; background-color: #92d050; margin-bottom: 2px;"></div> </div>	Sustainable design and construction techniques are to be encouraged to help minimise energy use and encourage energy efficiency.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	The anticipated capacity of DOV3 is 112 dwellings, with a requirement for 45% affordable housing. Development will contribute towards meeting the strategic housing requirement and needs of the Derbyshire Dales. Development will deliver a range of housing types and styles with positive impacts predicted.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity of the site to the open countryside and a range of recreation, leisure and cultural facilities will support active lifestyles. The range of facilities in Doveridge is limited and it may be anticipated that residents would travel to surrounding centres to access a broader range of services and opportunities.

Summary of Sustainability Score of DOV3															
?		?													
Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This site is a large area of greenfield land to the west of the village and bounds the existing SFB to the southern boundary. The sites contains mature trees and development would have a degree of environmental impact upon biodiversity, natural assets and spread of light pollution. There are some reservations concerning the accommodation of housing on the site, and its connection and historic associations with Doveridge Hall and the loss of remnant parkland that would result. However, if the sites main features; boundary hedges, field trees are protected, enhanced and accommodated within the layout of development there appears to be few objections to the development of the site from a landscape, visual impact or heritage perspective. The site is within 5-10 minutes walk of the village centre and would provide support for local services, enable the delivery of affordable housing, open space and landscaping enhancements. Issues of noise from the A50 and mitigation would need to be considered.













## BRA2 Land off Throstle Nest Way to north of A52, Brailsford

Sustainable development objective	Description of impacts / comments	
To support the development of a local economy based on high-skill and high-wage jobs including by delivery of the necessary premises sites and infrastructure.		N/a Assessment relates to location of new housing development
To support the development of attractive, vibrant and distinctive town centres.		This site is located to the east of Brailsford at land off Throstle Nest Way. The site is within close proximity of the centre of the village and it may be reasonably expected that residents would use local services & thus support the viability of local facilities. However, services in Brailsford are limited and it would be reasonable to anticipate residents to be drawn to the surrounding town centres of Ashbourne and Derby.
To encourage tourism development and to promote the area as a tourist destination.		N/a Assessment relates to location of new housing development
To maintain good local air quality and to minimise noise and light pollution.		BRA2 involve the development of an expanse of Greenfield land situated outside the settlement framework boundary. The loss of open countryside is likely to lead to a negative contribution to the spread of light pollution and loss of areas defined as tranquil beyond the existing built up area of the village. Development is likely to lead to a growth in traffic as residents travel to/from the village and surrounding towns for services and facilities with a negative impact upon air pollution.
To protect and enhance favourable conditions on SSSIs, SPAs, SACs and other wildlife sites.		The accompanying HRA and consultation with Derbyshire Wildlife Trust to provide specific and separate comments. It is not predicted that development will result in a significant detrimental impact upon European Sites or designated Wildlife sites.
To protect and enhance biodiversity, geo-diversity and to support the development of linked green spaces.		Development of this site would result in the loss of Greenfield land outside the settlement framework boundary. The loss of grassland, hedges and trees will result in a detrimental impact upon biodiversity. New development should include appropriate landscaping, habitat and green infrastructure enhancements.
To minimise energy use and to develop the area's renewable energy resource.		Sustainable design and construction techniques are to be encouraged to help minimise energy use and encourage energy efficiency in new buildings.



Sustainable development objective	Description of impacts / comments
To provide everybody with the opportunity of owning (including by shared ownership) or renting a sustainably-designed, good quality home at an affordable cost.	Development at this site should support a range of housing types and sizes, including affordable housing to meet a range of needs. Site is expected to deliver approximately 81 new dwellings with a requirement for 45% affordable housing, with positive impacts predicted.
To provide better opportunities for people to participate in cultural, leisure and recreational activities.	Proximity of the site to open countryside for sport, leisure and recreation will support outdoor recreation and healthy lifestyles.  Cultural, leisure and recreational facilities within Brailsford itself are limited, which may result in residents travelling to surrounding town centres such as Derby and Ashbourne for some cultural, recreation and leisure facilities.

Summary of Sustainability Score of BRA2															
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Economy and Employment	Town Centres	Tourism	Air, noise, light	Biodiversity (SAC)	Biodiversity	Energy	Townscape & historic features	Landscape and natural assets	Water	Transport	Health	Accessibility	Community Safety	Housing	Leisure

This site lies to the east of Brailsford and is adjacent to the existing SFB. Development would lead to the loss of a large expanse of greenfield land and result in a degree of environmental impact upon biodiversity, natural assets and the spread of light pollution. However the site contains no environmental constraints and impact may be mitigated through design and landscaping. Development would facilitate the delivery of green infrastructure, affordable housing and assist in the delivery of a replacement primary school. The site is in close proximity to services and facilities and public transport along the A52. Housing development may be best accommodated on the areas closely associated with the existing built form of Brailsford. The impact of development on the Throstle Nest Plantation and wider landscape setting of the village would need to be carefully considered.

