



Final Report

Submitted to
Derby City Council

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Derby City Local Plan Habitats Regulations Assessment Screening

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1 Introduction

1.1 Background

AECOM was appointed to assist with undertaking a Habitat Regulations Assessment (HRA), in accordance with the Conservation of Habitats and Species Regulations 2010, of the Derby City Local Plan, Part 1: Core Strategy – Pre-Submission (2015) (herein referred to as the Development Plan Document (DPD)).

The HRA is required to evaluate the likely significant effects of the DPD on internationally important wildlife sites within the zone of influence, if there is a relevant connecting pathway.

The objective of this assessment is to:

- identify any aspects of the DPD that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites¹), either in isolation or in combination with other plans and projects; and
- to advise on appropriate policy mechanisms for delivering mitigation where such effects are identified.

If the DPD cannot be screened out as being unlikely to lead to significant effects, then an Appropriate Assessment is required in order to devise measures that can be incorporated into the DPD which will enable the Council in their role as ‘competent authority’ to conclude that no adverse effect on the integrity of internationally important wildlife sites will result.

1.2 Legislation

Within the UK, Protected Areas for nature conservation include, those established under National legislation (e.g. Sites of Special Scientific Interest (SSSI)), areas established under European Union Directives/European initiatives (including Natura 2000 network of sites), and protected areas established under Global Agreements (e.g. Ramsar sites).

With relevance to this report, Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species. Special Areas of Conservation (SAC) are strictly protected sites designated under Article 3 of the EC Habitats Directive, which requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended)². The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

1.3 Habitat Regulations Assessment (HRA)

The Habitats Directive applies the precautionary principle to Natura 2000 sites (Special Areas of Conservation, SACs, and Special Protection Areas, SPAs; as a matter of UK Government policy, Ramsar sites³ are given equivalent status). For the purposes of this Habitats Regulations Assessment (HRA) candidate SACs, proposed SPAs and proposed Ramsar sites are all treated as fully designated sites. The need for HRA (also often referred to as Appropriate Assessment or AA) is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010 (**Box 1**). The ultimate aim of the Directive is to “*maintain or*

¹ Wetlands of International Importance designated under the Ramsar Convention 1979

² <http://jncc.defra.gov.uk/>

³ Wetlands of International Importance designated under the Ramsar Convention 1979

restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.

Box 1: The legislative basis for Appropriate Assessment

Habitats Directive 1992

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”

Article 6 (3)

Conservation of Habitats and Species Regulations 2010

“A competent authority, before deciding to ... give any consent for a plan or project which is likely to have a significant effect on a European site ... shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives ... The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site”.

URS has been appointed by Derby City Council (“the Council”) to assist in undertaking a HRA of the potential effects of the Local Plan on the Natura 2000 network and Ramsar sites.

Chapter 2 of this report explains the process by which the HRA has been carried out. Chapter 3 explores the relevant pathways of impact resulting from the scale of development that will be delivered in Derbyshire. Chapters 4 provides details of the Derby City DPD. Chapter 5 provides the results of the screening of the DPD. The chapter begins with a consideration of the interest features and ecological condition of the site and environmental process essential to maintain site integrity. A brief assessment of the DPD in respect of the European site (both in isolation and in combination with other projects and plans) is then carried out. The conclusion of the screening exercise is then summarised in Chapter 6.

2 Methodology

2.1 Introduction

This section sets out our approach and methodology for undertaking the HRA. Habitats Regulations Assessment itself operates independently from the Planning Policy system, being a legal requirement of a discrete Statutory Instrument. Therefore there is no direct relationship to the 'Test of Soundness'.

2.2 A Proportionate Assessment

Project-related HRA often requires bespoke survey work and novel data generation in order to accurately determine the significance of effects. In other words, to look beyond the risk of an effect to a justified prediction of the actual likely effect and to the development of avoidance or mitigation measures.

However, the draft CLG guidance⁴ makes it clear that when implementing HRA of land-use plans, the AA should be undertaken at a level of detail that is appropriate and proportional to the level of detail provided within the plan itself: "*The comprehensiveness of the [Appropriate] assessment work undertaken should be proportionate to the geographical scope of the option and the nature and extent of any effects identified. An AA need not be done in any more detail, or using more resources, than is useful for its purpose. It would be inappropriate and impracticable to assess the effects [of a strategic land use plan] in the degree of detail that would normally be required for the Environmental Impact Assessment (EIA) of a project.*"

In other words, there is a tacit acceptance that appropriate assessment can be tiered and that all impacts are not necessarily appropriate for consideration to the same degree of detail at all tiers (**Figure 1**).

For a Local Plan the level of detail concerning the developments that will be delivered is usually insufficient to make a highly detailed assessment of significance of effects. For example, precise and full determination of the impacts and significant effects of a new settlement will require extensive details concerning the design of the town, including layout of greenspace and type of development to be delivered in particular locations, yet these data will not be decided until subsequent stages. The most robust and defensible approach to the absence of fine grain detail at this level is to make use of the precautionary principle.

⁴ CLG (2006) Planning for the Protection of European Sites, Consultation Paper

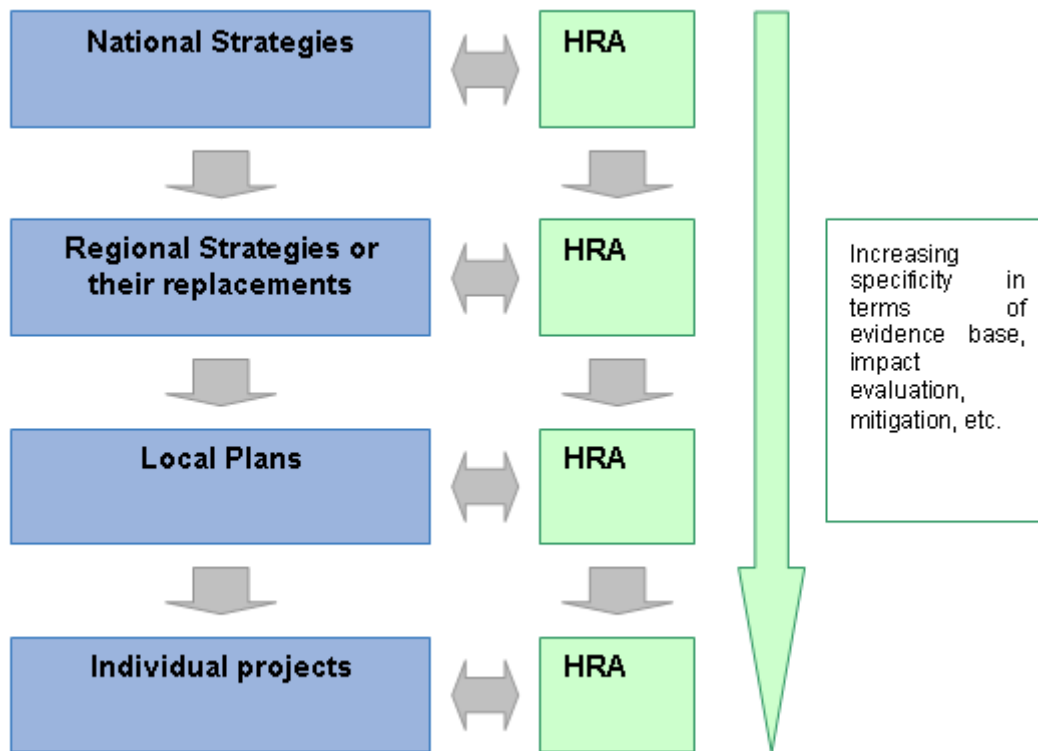


Figure 2-1: Tiering in HRA of Land Use Plans

2.3 The Process of HRA

The HRA is likely to be carried out in the continuing absence of formal central Government guidance. CLG released a consultation paper on AA of Plans in 2006⁵. As yet, no further formal guidance has emerged from CLG. However, Natural England has produced its own informal internal guidance and Countryside Council for Wales has produced guidance for Welsh authorities which has been produced to supplement Technical Advice Note 5: Nature Conservation and Planning (2009). Although there is no requirement for an HRA to follow either guidance, both have been referred to in producing this final version of the HRA.

Figure 2 below outlines the stages of HRA according to current draft CLG guidance (which, since it is Central Government and Derby City Council is an English authority has been considered to take precedence over other sources of guidance). The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no likely significant effects remain.

⁵ CLG (2006) Planning for the Protection of European Sites, Consultation Paper

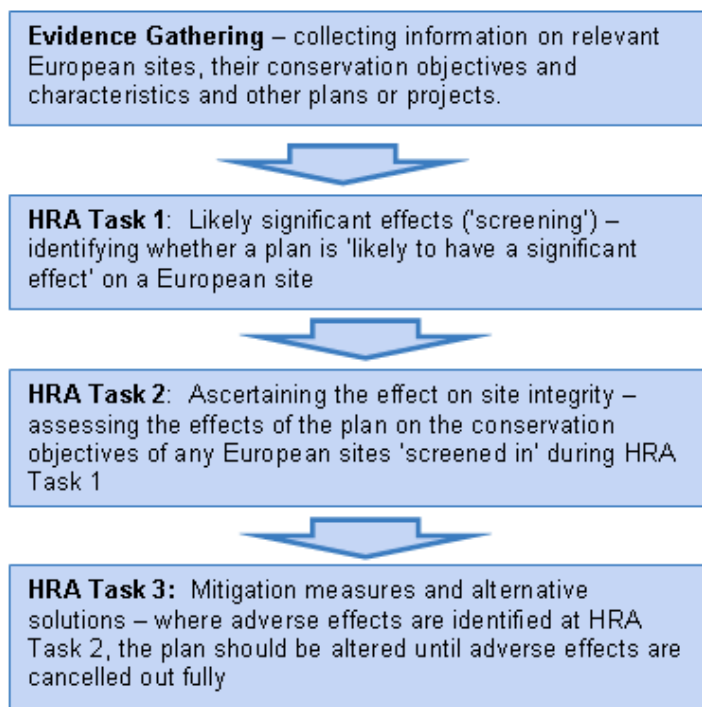


Figure 2-2: Four-Stage Approach to Habitat Regulations Assessment

In practice, we and other practitioners have discovered that this broad outline requires some amendment in order to feed into a developing land use plan such as a Local Plan. The following process has been adopted for carrying out the subsequent stages of the HRA.

2.4 Task One: Likely Significant Effect Test (Screening)

The first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a high level risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is: "Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"

In evaluating significance, URS has relied on our professional judgement as well as stakeholder consultation. The level of detail concerning developments that will be permitted under land use plans is rarely sufficient to make a detailed quantification of effects. Therefore, we have again taken a precautionary approach (in the absence of more precise data) assuming as the default position that if an adverse effect cannot be confidently ruled out, avoidance or mitigation measures must be provided. This is in line with CLG guidance that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be 'appropriate' to the level of plan or project that it addresses (see Figure 2 for a summary of this 'tiering' of assessment).

2.5 Physical scope of the HRA

The physical scope of the HRA is shown in Table 1.

Table 1: Physical scope of the HRA

European Site	Reason for inclusion
River Mease SAC	Within 15km of the Derby City boundary

Further details regarding the interest features and vulnerabilities of the European sites included within the scope of the HRA are given below. All baseline data relating to these European Sites presented in subsequent Chapters of this Report is taken from Joint Nature Conservancy Council websites (JNCC) unless otherwise stated. A full reference list of sites used is given in Appendix 3 (References).

No other European sites other than the River Mease SAC were considered to require inclusion in the HRA screening of the Derby City Local Plan as there are no pathways of impact that connect the Plan area to the European sites due to distances in excess of 15km, lack of connectivity of pathways, and/or lack of sensitive features at the European sites.

Sites that were scoped out of the assessment were:

- Bee’s Nest and Green Clay Pits SAC;
- Gang Mine SAC;
- Birklands and Bilhaugh SAC;
- West Midlands Mosses SAC;
- Peak District Dales SAC;
- South Pennine Moors SAC; and
- Peak District Moors (South Pennine Moors Phase 1) SPA

2.6 The ‘in combination’ scope

It is a requirement of the Regulations that the impacts and effects of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the European site(s) in question. In practice, ‘in combination assessment’ is of greatest importance when the Development Plan Document (DPD) would otherwise be screened out because the individual contribution is inconsequential. It is neither practical nor necessary to assess the ‘in combination’ effects of the DPD within the context of all other plans and projects within the region. The principal other plans and projects that we are considering are:

Projects

- ‘Nightingale Quarter’ Residential Development – a new “urban village” to be built on the site of Derbyshire Royal Infirmary;
- Wind turbines at Kedleston Road Campus, University of Derby;
- A38 improvement scheme;
- Derwent Triangle, Chaddesden;
- Derby Multisports arena;
- Magistrates Court;
- St Helen’s House;
- Derby Rail Station Gateway;
- Friar Gate Square;
- Castleward Urban Village;
- Cathedral Quarter Enterprise Centre

Plans

- River Mease Water Quality Management Plan;
- River Mease Restoration Plan;
- Erewash Core Strategy;
- Amber Valley Local Plan;
- South Derbyshire Local Plan.

It should be noted that, while the broad potential impacts of these other projects and plans will be considered, we do not propose carrying out full HRA on each of these plans – we will however draw upon existing HRAs that have been carried out for surrounding regions and plans.

Within this document, each Policy within the Local Plan is subjected to HRA screening and is summarised in Appendix 1. Likely Significant Effects are then scrutinised in more detail in the main body of the report.

3 Pathways of impact

3.1 Introduction

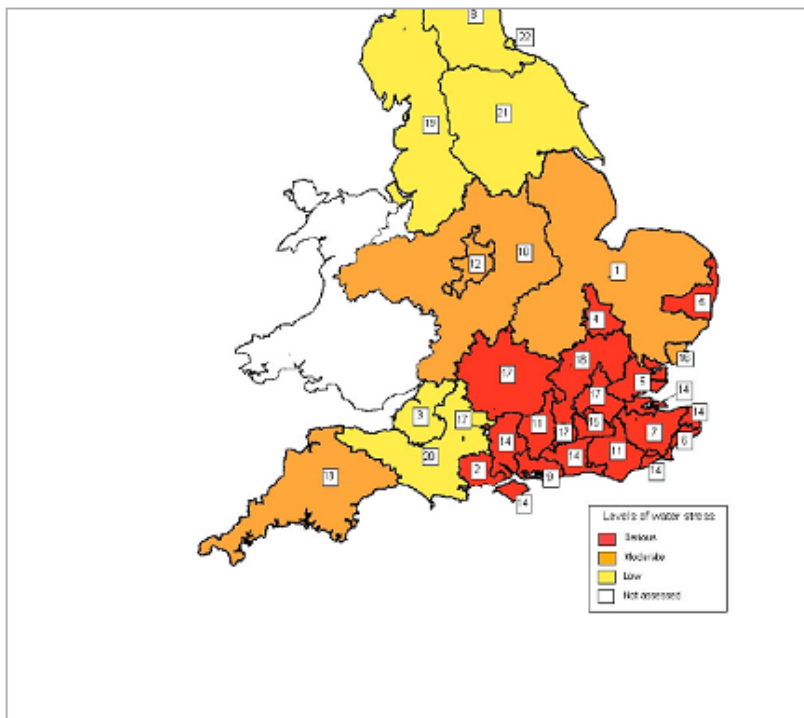
In carrying out an HRA it is important to avoid confining oneself to effectively arbitrary boundaries (such as Local Authority boundaries) but to use an understanding of the various ways in which land use plans can impact on European sites to follow the pathways along which development can be connected with European sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a development can lead to an effect upon a European site. It is also important to bear in mind CLG guidance which states that the AA should be '*proportionate to the geographical scope of the [plan policy]*' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*' (CLG, 2006, p.6⁶).

The following indirect pathways of impact were considered relevant to the Habitats Regulations Assessment of the Local Plan.

3.2 Water resources

Derbyshire is generally an area of moderate water stress (see Figure 3-1). It can be seen from this map that Derbyshire is classified as being an area of moderate water stress (coded orange)⁷

Figure 3-1 Areas of water stress within England



⁶ Department for Communities and Local Government. 2006. *Planning for the Protection of European Sites: Appropriate Assessment*. <http://www.communities.gov.uk/index.asp?id=1502244>

⁷ Figure adapted from Environment Agency. 2007. Identifying Areas of Water Stress. <http://publications.environment-agency.gov.uk/pdf/GEHO0107BLUT-e-e.pdf>

The Midlands Region as a whole has significant challenges in terms of water resources:

- 34 per cent of the catchments in this Region are over-abstracted or over-licensed at low flows.
- 36 designated nature conservation sites are at risk from, or are being damaged by, too much abstraction⁸.

Derby City and the River Mease SAC are part of the Humber River Basin District. The River Basin Management Plan for the District states that the most significant pressures on the catchment comprise:

- Non-native species – by spreading quickly these species threaten native wildlife and can cause economic damage.
- Urban and transport pollution.
- Nitrate – an essential plant nutrient found in fertiliser and sewage effluent. It can cause environmental problems in excessive quantities.
- Organic pollution – an excess of organic matter such as manure or sewage which depletes the oxygen available for wildlife.
- Pesticides – chemical and biological products used to kill or control pests.
- Abstraction and other artificial flow regulation – problems related to taking water from rivers, lakes and groundwater.
- Mines and minewaters – minewaters are usually acidic and contain metal contaminants such as copper, iron, manganese and zinc which can have significant ecological impacts.
- Metals – metals, in large quantities, can be toxic to freshwater fish, invertebrates and marine organisms.
- Physical modification – changes to the structure of water bodies, such as for flood defence.
- Phosphate – a plant nutrient found in sewage and fertiliser that can cause too much algae in rivers when in excess quantities.
- Sediment – for example those caused by increased rates of soil erosion from land based activities. Sedimentation can smother river life and spread pollutants from the land into the water environment.
- Faecal indicator organisms – pathogenic (infection-causing) organisms, such as bacteria or viruses from sewage or animal excrement.

The District is broken down into 15 catchments which are covered by a number of Environment Agency (EA) Catchment Management Strategies (CAMS). Derby is within the Derbyshire Derwent catchment. The Derbyshire Derwent is a major tributary of the River Trent. It is underlain by principal aquifers, with outcrops of Carboniferous Limestone in the north west and Sherwood Sandstone in the south west of the catchment. The Derbyshire Derwent catchment is an important public water supply for the East Midlands and South Yorkshire. There are inputs of water from many sewage treatment works and numerous discharges consented by the Environment Agency for various industrial processes and sewerage systems within the catchment⁹.

The majority of the water supplying the Derby Housing Market Area (HMA) is provided via major reservoirs in the Derbyshire Derwent catchment, transfer from Rutland Water (Anglian Water) and river abstraction. Severn Trent Water predominantly supplies the region and South Staffordshire Water supplies an area in the south of the county.

The River Mease SAC is within the Tame, Anker and Mease catchment. Due to the highly urbanised nature of a large part of the catchment, the largest inputs to the system come from sewage treatment works. During low flow periods, a large proportion of the river flows is made up of these discharges.

- There are 61 river water bodies and three lakes in the catchment.
- 31 are artificial or heavily modified.
- 2% of rivers (3 km) currently achieve good or better ecological status/potential.
- 19% of rivers assessed for biology are at good or better biological status now, with 40% at poor biological status, and 17% at bad status.

⁸ Environment Agency 2009. Water Resources Strategy Regional Action Plan For Midlands Region.

⁹ . Environment Agency, 2009. River Basin Management Plan Humber River Basin District.

- Physical modifications due to urbanisation, water storage and supply and flood protection are key reasons for failures in the catchment.
- Point source discharges from water industry sewage works and diffuse run-off from urban areas also play a key role in determining the status of rivers and lakes in this catchment⁹.
- A key action for the River Mease catchment is to improve sewage treatment works at a number of locations to reduce the levels of phosphate in the SAC.

As part of the Derby HMA Aligned Core Strategy¹⁰, Severn Trent Water and South Staffordshire Water stated that there is enough water to meet needs up to 2035 so long as Severn Trent Water and South Staffordshire Water continue to reduce leaks and encourage homes and business owners to use less water through metering or encouraging efficient building design and use.

The South Staffordshire Water's draft Water Resources Management Plan (WRMP) includes a reduction in groundwater sources in the vicinity of the River Mease SAC in order to reduce pressure on the habitats. The Severn Trent Water Strategic Environmental Assessment (SEA) concluded that the WRMP will be able to secure future water supplies across the region with minimal effects on the environment¹¹. (The Severn Trent Water WRMP is currently in the process of development and will be released in 2014).

3.3 Water quality

Increased amounts of housing or business development can lead to reduced water quality of rivers and estuarine environments. Sewage and industrial effluent discharges can contribute to increased nutrients on European sites leading to unfavourable conditions.

The quality of the water that feeds European sites is an important determinant of the nature of their habitats and the species they support. Poor water quality can have a range of environmental impacts:

- At high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour. Eutrophication, the enrichment of plant nutrients in water, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting the oxygen depleting effects of eutrophication. In the marine environment, nitrogen is the limiting plant nutrient and so eutrophication is associated with discharges containing available nitrogen.
- Some pesticides, industrial chemicals, and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.

For sewage treatment works close to capacity, further development may increase the risk of effluent escape into aquatic environments. In many urban areas, sewage treatment and surface water drainage systems are combined, and therefore a predicted increase in flood and storm events could increase pollution risk.

At this screening stage water quality impacts are considered to be an issue that requires investigation.

¹⁰ <http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/reports/localdevelopmentframework/DerbyCityCouncil-Water-Issues-Paper.pdf>

¹¹ 2008. Faber Maunsell And Aecom . Severn Trent Water: Water Resources Management Plan (WMP) Strategic Environmental Assessment (SEA). Non-Technical Summary.

4 Derby City Council Local Plan - Part 1: Core Strategy

The Core Strategy forms the first part of the Derby City Local Plan (the second part of the Plan will comprise a Site Allocations Development Plan Document). The Core Strategy DPD sets out the strategic direction for planning up to 2028.

The key issues have been identified as:

- Population and housing.
- Climate change.
- Economy.
- Natural and built environment.
- Health and education.
- Traffic and accessibility.

The core principles within the DPD set out the overarching policies that create the planning strategy. The policies are set out under topic headings and have been detailed in Appendix 1 of this report.

5 River Mease SAC

5.1 Introduction

The River Mease SAC represents a lowland clay river flowing for 25 km across a largely rural and agricultural landscape to its confluence with the River Trent at Croxall. It has retained a reasonable degree of channel diversity compared to other similar rivers and has extensive beds of submerged plants along its length. The river supports nationally significant populations of spined loach (*Cobitis taenia*) and bullhead (*Cottus gobio*).

5.2 Reason for designation

Annex I habitats present as a qualifying feature, but not a primary reason for the selection of this site;

- Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitriche-Batrachion* vegetation.

Annex II species that are a primary reason for selection of this site:

- Spined loach (*Cobitis taenia*);
- Bullhead (*Cottus gobio*).

Annex II species present as a qualifying feature, but not a primary reason for site selection:

- White-clawed crayfish (*Austropotamobius pallipes*);
- Otter (*Lutra lutra*).

5.3 Historic trends and current pressures

The River Mease is an unusually semi-natural system in a largely rural landscape, dominated by intensive agriculture. Water quality and quantity are vital to European interests, whilst competition for water resource is high. Diffuse pollution and excessive sedimentation are catchment-wide issues which have the potential to affect the site.

The habitats and species for which the site is designated are dependant on the maintenance of good water quality and suitable flow conditions. Fish species require suitable in-stream habitat and an unobstructed migration route. Otters also require suitable terrestrial habitat to provide cover and adequate populations of prey species.

Water quality is generally good with possible indications of improvement, however there remains a need to address excessive phosphate concentrations present throughout the river. Macrophyte diversity and abundance are also currently below what would be expected for the river type, possibly due to historic over-deepening. The riverbank and riparian zones are also generally unfavourable and are likely related to the level of tree cover and historic over-deepening of the channel affecting the species abundance and diversity.

5.4 Role of other projects and plans

The River Mease Water Quality Management Plan: Developer Contributions Scheme (DCS) is a requirement of the River Mease Special Area of Conservation Water Quality (Phosphate) Management Plan 9(WQMP)¹². It currently applies to all development, which contributes additional wastewater via the mains sewerage network to a sewage treatment works which discharges into the catchment of the River Mease SAC. All new development, which contributes additional wastewater to the foul water catchment areas, will be subject to a developer contribution.

¹² http://www.south-derbys.gov.uk/Images/River%20Mease%20DCS_tcm21-209509.pdf

The River Mease River Restoration Plan¹³ prepared by Natural England and the Environment Agency sets out a vision for the SAC that addresses restoring and enhancing natural river function which in turn will improve water quality and the river ecosystem.

5.5 Likely Significant Effects

The River Mease SAC is located to the south of Derby. Due to the distance between Derby and the SAC it is envisaged that there will be no likely significant effect on the European Site resulting from new developments within Derby.

Water Resources

The Derby HMA is supplied with water from two water resource zones: the East Midlands zone operated by Severn Trent Water, covering a large area; and South Staffordshire Water's single, company level water resource zone. Approximately 80% of the study area lies within Severn Trent Water's East Midlands water resource zone, including the whole of Amber Valley and the City of Derby, and the majority of South Derbyshire. Two thirds of the water used to supply this area comes from surface water, predominantly from the reservoirs located in the Peak District. These sources are supported by groundwater abstractions from the aquifer underlying the area beneath Nottingham, Mansfield, Worksop, and Newark¹⁴.

The River Mease SAC is located within a different catchment to Derby, with no overlap. As the public water supply abstractions for Derby are predominantly obtained from the East Midlands zone, increases in demand for water supply that could result from policies promoting housing and employment development are not likely to have a significant effect on the River Mease SAC.

In addition, Severn Trent Water and South Staffordshire Water have stated that there is enough water to meet needs up to 2035 with the implementation of appropriate measures.

It is concluded that since no increased abstraction from European sites will be required in order to service new development in Derby and the surrounding area there will be no likely significant effects on the River Mease SAC.

Water Quality

There are 51 Wastewater Treatment Works (WwTWs) within the Derby study area:

- Derby City Council is served by one main treatment works; Derby WwTW;
- Amber Valley Borough is served by 23 WwTWs; and
- South Derbyshire District is served by 27 WwTWs.

The Derby HMA Aligned Core Strategies Water Issues Paper states that most growth on the edge of Derby would connect to the Sponden treatment works¹⁵.

The STWs operating within the River Mease catchment are:

- Overseal STW
- Donisthorpe STW
- Packington STW
- Netherseal STW
- Measham STW
- Clifton Campville STW

¹³ March 2012. Environment Agency and Natural England. River Mease SSSI/SAC Restoration Plan. http://www.naturalengland.org.uk/Images/mease-restoration-plan_tcm6-32026.pdf

¹⁴ January 2010. Entec. Derby City Council, Amber Valley Borough Council and South Derbyshire District Council. Derby Housing Market Area Water Cycle Study. Scoping and Outline Water Cycle Study.

¹⁵ October 2012. Derby HMA Aligned Core Strategies Preferred Growth Strategy Consultation. Water Issues Paper:

- Snarestone STW
- Norton-juxta-Twycross STW

It is concluded that since no discharges to the River Mease catchment would occur as a result of new development within Derby and surrounding area, there will be no likely significant effects on the River Mease SAC.

In-combination effects

Since there is no aspect of the DPD that could be deemed likely to have a significant adverse effect on the designated SAC site there is no mechanism for it to contribute to any 'in-combination' effect.

6 Conclusion

The purpose of the Derby City DPD is to set out the strategic direction for planning up to 2028. The assessment has identified that water resources and water quality comprise the impact pathways with relation to the River Mease SAC. Research has identified that Derby City and surrounding area lies within a different catchment to the River Mease SAC with no overlap. The assessment has concluded that there is no mechanism by which the DPD could have a likely significant effect on the River Mease SAC.

Appendix 1. Core Principles of the DPD

Table 1 Draft Core Principles of the DPD

Heading	Policies	HRA Screening outcome
<p>Our Approach to Development:</p>	<p>CP1 - Presumption in Favour of Sustainable Development:</p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).</p> <p>The Council will:</p> <p>(a) always work proactively with applicants, adjoining authorities, statutory partners and service providers to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area</p> <p>(b) approve planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) without delay, unless material considerations indicate otherwise</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ol style="list-style-type: none"> 1. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole or; 2. specific policies in that Framework indicate that development should be restricted. 	<p>The presumption in favour of sustainable development as set out in the National Planning Policy Framework explicitly excludes the application of this principle to development proposals that would lead to an adverse effect on the integrity of a European site.</p> <p>The overall aim of this policy approach is to ensure that development is sustainable.</p>

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	<p>CP1b – Placemaking Principles for Cross Boundary Growth:</p> <p>The Council will expect proposals for development on the edge of the City, either wholly or partly within the administrative boundary of a neighbouring authority to:</p> <p>(a) demonstrate joint working with neighbouring authorities, and with partners, to achieve a coordinated and well designed form of development with appropriate infrastructure delivered in a timely manner through joint working with neighbouring authorities and with partners</p> <p>(b) create sustainable, safe and high quality urban extensions which are well integrated with and accessible from existing areas of the city. The structure and layout of extensions should be based on the principles that have shaped existing neighbourhoods within the City, especially green wedges that help to define neighbourhoods and allow the countryside to penetrate the urban area</p> <p>(c) take a strategic, integrated and sustainable approach to water resource management, including SUDS and flood risk mitigation, biodiversity and green infrastructure</p> <p>(d) respect the character and context of the adjoining areas of the city</p> <p>(e) thoroughly assess the traffic impacts of the development on the City's road network to mitigate adverse impacts and identify necessary improvements to public transport and the road network</p> <p>(f) provide new and improved community and commercial facilities and services to sustainably meet the day to day needs of new and existing residents</p> <p>The Council will work with neighbouring authorities and partner organisations to produce an agreement on appropriate mechanisms to secure developer contributions towards new and improved infrastructure to support developments, including facilities in the city that will be used by residents of the new development</p>	
<p>Responding to Climate Change:</p>	<p>CP2 - Climate Change:</p> <p>The Council is committed to tackling the causes and effects of climate change, ensuring that all development takes account of opportunities to reduce greenhouse gas emissions and minimise the impacts caused as a result of a changing climate.</p> <p>The Council will:</p> <p>(a) ensure that development is located in the most sustainable locations where it is well related to</p>	<p>This policy sets out principles for sustainable design and development rather than promoting development. There is no pathway linking to the River Mease SAC.</p>

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	<p>complementary uses and has access to a range of travel choices including public transport</p> <p>(b) reduce reliance on travel by private car and encourage and enable the use of forms of transport other than the private car. Where people choose to travel by car, encourage car sharing</p> <p>(c) seek to improve the resilience of the transport network to the effects of climate change</p> <p>(d) encourage an approach to the production and use of energy which is consistent with the Energy Hierarchy and seeks to tackle fuel poverty</p> <p>(e) encourage the use of renewable and decentralised forms of energy provided that the public benefits of implementing the renewable energy outweigh any adverse impacts on the natural, built or historic environment and do not inhibit the ability of other strategic objectives of the Plan from being realised. Micro-generation and community led renewable energy and heat generation schemes will be welcomed</p> <p>(f) encourage and where possible ensure the efficient management and use of water, protect water resources and have regard to the water hierarchy</p> <p>(g) have regard to the important role which green and blue infrastructure plays in the mitigation of greenhouse gases and adapting to the effects of climate change including carbon sinks, air quality, cooling, biodiversity and flood prevention</p> <p>Sustainable Design and Construction:</p> <p>h) ensure that the design and layout of development takes account of opportunities to mitigate greenhouse gas emissions and to adapt to the effects of a changing climate. The Council will have regard to best practice and guidance in considering sustainable design and construction. Developers will be required to deliver the most sustainable form of development achievable in terms of building and site design and layout. They should demonstrate how they are planning to achieve this using the most appropriate sustainability assessment tools for the proposal. Further guidance on these sustainable design matters will be set out in a separate design guidance document</p> <p>(i) support and encourage developers to move towards Government targets to deliver low and zero carbon homes and commercial and public buildings and to maximise carbon reduction on site</p> <p>(j) require developers to deliver appropriate forms of carbon reduction including renewable and decentralised energy within their development. The Council will consider</p>	

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	<p>the emerging approach to the provision of ‘allowable solutions’ to deliver carbon reductions off-site where they cannot be incorporated as part of the development. The Council will seek to identify appropriate schemes and projects which could secure off-site carbon savings and could be implemented through ‘allowable solutions’</p> <p>Flood Risk and Water Management:</p> <p>(k) ensure that development takes account of the need to provide access to watercourses</p> <p>(l) apply the sequential test when considering proposals for development in areas at risk of flooding. Where a development is proposed in an area at risk, it should be demonstrated why the use cannot be located in an area at a lower risk of flooding. When considering compliance with the sequential test, the Council will take account of the availability and suitability of alternative sites</p> <p>(m) ensure that development is flood resilient and resistant, that unacceptable harm would not be caused to people or property through flooding and that development will not lead to an increased risk of flooding elsewhere</p> <p>(n) ensure that where appropriate, development meets the objectives of the Water Framework Directive</p> <p>(o) implement the ‘Our City Our River’ programme to reduce flood risk through the development of appropriate sites along the River Derwent corridor; and</p> <p>p) require developments to be designed and laid out to incorporate sustainable drainage systems (SuDS) and to ensure that water run-off is directed to areas where it does not cause harm to people or property.</p>	
<p>Delivering High Quality Places:</p>	<p>CP3 - Placemaking Principles:</p> <p>High quality design should promote Derby as an evolving modern city and contribute to improving the life of the City’s residents. It should enhance the experience of the place for visitors, workers and inward investors and help create a vibrant city that all residents are proud of.</p> <p>The Council will expect high quality, well designed developments that will help raise the overall design standard of the city, particularly in the City Centre and other areas of significant change. In order to achieve this aim, applicants should work collaboratively with the Council and should follow a logical design process.</p> <p>Proposals of all scales should embrace the principles of sustainable development and take account of current best practice guidance.</p>	<p>This policy sets out principles for sustainable design and development rather than promoting development. There is no pathway linking to the River Mease SAC.</p>

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	<p>More specifically proposals will be required to:</p> <p>Proposals of all scales should embrace the principles of sustainable development and take account of current best practice guidance.</p> <p>More specifically proposals will be required to:</p> <p>(a) make efficient use of land by optimising development densities</p> <p>(b) incorporate high quality architecture which is well integrated into its setting and exhibits locally inspired or distinctive character</p> <p>(c) provide good standards of privacy, safety and security to create a pleasant, safe and secure environment</p> <p>(d) maximise opportunities for low-carbon, decentralised energy and resource efficiency and incorporate flexibility and adaptability to provide resilience to environmental, economic and social change</p> <p>(e) contribute to the creation of vibrant and mixed communities</p> <p>(f) exhibit a variety of well designed streets and spaces that are shaped by buildings, are well connected, easy to navigate, encourage non-vehicular activity and function as social spaces</p> <p>(g) respond positively to existing topography, landscape features, wildlife habitats, heritage assets, existing buildings, site orientation and contribute to the urban rural interface</p> <p>(h) provide well-integrated vehicle and cycle parking and adequate external storage space that does not dominate the street scene</p> <p>(i) make provision for the appropriate maintenance and management of infrastructure related to the development</p> <p>All proposals will be assessed in terms of their response to these placemaking principles, taking account of context and function. Proposals that do not appropriately respond will be resisted, unless acceptable reasons for them doing so are provided.</p>	

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	<p>The Council will:</p> <p>(j) encourage the incorporation public art as part of an overall approach to the delivery of high quality streets and spaces. The Council will particularly encourage developments in prominent, highly visible locations to incorporate public art where it will contribute to the quality and appearance of new developments or to the general townscape. Where appropriate, the Council will seek to enter into a legal agreement to secure the provision public art from developers of major development proposals, either through on-site provision and / or financial contributions.</p> <p>(k) encourage developers to refer major development proposals to an independent panel such as the Architecture Centre in the East Midlands (or equivalent) for critical review, helping to further improve design quality in the city</p> <p>(l) encourage developers of residential proposals to install sprinkler systems where feasible and viable to do so in order to ensure that properties provide adequate safety throughout the occupiers' life</p> <p>Further guidance on urban design in Derby and the practical implementation of the Placemaking Principles will be set out in a design guidance document to be produced by the Council.</p>	
	<p>CP4 – Character and Context:</p> <p>All proposals for new development will be expected to make a positive contribution towards the character, distinctiveness and identity of our neighbourhoods.</p> <p>The Council will:</p> <p>(a) assess all proposals in terms of their suitability in relation to neighbouring buildings and the local area. Assessment will focus on:</p> <ol style="list-style-type: none"> 1. development density, layout and urban grain 2. building form, scale, height and massing 3. building siting and setting 4. landscaping and boundary treatments 5. parking 6. architectural style, features and materials 	<p>There is no pathway linking the proposed housing development to the River Mease SAC.</p>

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	<p>7. important views to and from the area and of landmark buildings</p> <p>8. any other significant beneficial features of local character or history</p> <p>Proposals that do not appropriately respond to their context will be resisted.</p> <p>(b) expect all proposals to be informed by a context appraisal, commensurate with the significance of the proposal, to demonstrate how the design of the proposal responds to the context of the local area</p> <p>(c) give particular scrutiny to proposals affecting areas of 'sensitive local character' and to proposals for 'tandem', 'backland' and 'tall' developments</p> <p>(d) continue to encourage innovative designs and architecture where appropriate</p>	
Regeneration	<p>CP5 – Regeneration Priorities:</p> <p>The Council will encourage the sustainable regeneration of the City's older urban areas and outer estates to make them more attractive places to live and work in and to improve the quality of life of their residents. This will be achieved through community centred regeneration projects and investment to improve social and economic vibrancy.</p> <p>The Council will give priority to the following locations:</p> <ul style="list-style-type: none"> The Osmaston Regeneration Area (AC14) The 'Our City Our River' area (AC8) The Derwent Estate Rosehill/Peartree Defined District Shopping Centres <p>Proposals that may prejudice the regeneration of the above locations will be resisted.</p>	There is no pathway linking the proposed housing development to the River Mease SAC.
Housing	<p>CP6 - Housing Delivery:</p> <p>The Council will work collaboratively with its HMA partners, to ensure that the City's full, objectively assessed needs for market and affordable housing are met. In order to meet these needs, land will be identified and allocated for residential development in the City and also in sustainable locations in the neighbouring HMA authority areas. This will include cross boundary development and urban extensions wholly in the neighbouring districts which will contribute to meeting Derby's housing needs. A closely co-ordinated approach to infrastructure planning and</p>	There is no pathway linking the proposed housing development to the River Mease SAC.

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	<p>delivery will be adopted between the authorities.</p> <p>The Council will:</p> <p>(a) enable the delivery of a minimum of 11,000 new mixed tenure, high quality homes in the City between 2011 and 2028 by allocating land in its Local Plan (Parts 1 and 2) and by setting out a development framework which facilitates the delivery of housing on appropriate sites</p> <p>(b) identify specific thresholds and targets for the delivery of affordable housing and other specialist housing to meet identified needs</p> <p>(c) require proposals for residential development to have regard to the Council's most up-to-date Strategic Housing Market Assessment (SHMA) in delivering an appropriate mix of housing. Opportunities should be taken to rebalance the mix of housing tenures whilst having regard to local character and to ensure that an appropriate mix of size, tenure and density of dwellings is provided which meet identified needs and are appropriate to the surrounding area</p> <p>(d) periodically review, update and have regard to a Strategic Housing Land Availability Assessment (SHLAA) and Housing Trajectory for the City in order to identify new sites and maintain a supply of deliverable housing sites consistent with the requirements of national policy</p> <p>(e) continue to encourage the regeneration of brownfield sites and the re-use of under utilised or vacant properties for residential uses, including empty homes and the upper floors of commercial properties within centres</p> <p>(f) expect developers to provide the housing numbers identified in site specific policies. In considering alternative numbers, regard will be had to the comprehensive development of the site, the effective and efficient use of land and the requirement to deliver high quality, sustainable forms of development consistent with other policies in the Plan.</p>	
	<p>CP7 – Affordable and Specialist Housing:</p> <p>The Council is committed to meeting needs for affordable and specialist housing and will seek to ensure that identified needs are met through a range of mechanisms. A flexible approach will be adopted which seeks to deliver as much of Derby's affordable housing needs as are viable without unduly constraining general housing delivery. The Council is also committed to meeting the specific housing needs of the aging population and people with disabilities or additional mobility requirements.</p>	<p>There is no pathway linking the proposed housing development to the River Mease SAC.</p>

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	<p>The Council will :</p> <p>(a) work collaboratively with its partners and developers to explore and implement innovative ways of delivering affordable homes and homes which are designed and built to consider people's additional mobility needs</p> <p>(b) require the provision of affordable housing and lifetime homes standard housing within residential developments on sites of 15 or more dwellings. Where this threshold is met developers will be required to provide 30% affordable homes and 20% lifetime homes on site. Lifetime Homes, as defined by this policy, may be provided as part of the affordable housing provision . The following factors will also be considered in applying the policy: evidence of local need for affordable and other types of specialist housing which contribute to the delivery of the Council's strategic housing objectives</p> <ul style="list-style-type: none"> • site size, suitability and economics of provision • the presence of competing planning objectives • any relevant review of the Council's Planning Obligation Supplementary Planning Document • in the case of lifetime homes, access to local facilities, shops and public transport • where a local need has been identified, the Council may require a proportion of the Lifetime Homes provision to be provided as wheelchair adapted homes. <p>(c) support the provision of housing which is capable of meeting the needs of the aging population and which satisfies and does not conflict with the other policies of this Plan. The delivery of Extra Care housing will be supported in areas where there is an identified need subject to the scheme being supported by appropriate on-site infrastructure, delivering an appropriate 'critical mass' of units and having a robust and appropriate long term management plan in place.</p> <p>(d) seek opportunities to release public sector land and particularly land owned by the Council in order to provide sites for the delivery of new Council Housing and affordable homes.</p> <p>(e) support proposals for self-build, custom-build and community build projects which meet and do not conflict with the other policies of this Plan.</p> <p>Where a developer can provide robust evidence to demonstrate that it is not viable to deliver the policy requirement, the Council will be prepared to negotiate lower percentages of affordable and</p>	

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	<p>specialist housing. In such cases, the Council may require developers to enter a 'clawback' agreement which will allow contributions to be increased in the future should higher levels become achievable.</p> <p>A mix of tenures to include social rent, affordable rent and intermediate housing will be agreed by the Council on a site by site basis having regard to the most up to date Strategic Housing Market Assessment and any other relevant evidence.</p> <p>The expectation is that affordable and specialist housing will be provided on site as part of the proposed development. However, in exceptional circumstances, financial contributions or off site provision may be accepted, however in these cases off-site provision will be preferable to financial contributions.</p> <p>In considering the laying out of affordable housing within market housing developments the council will require that affordable homes are well integrated with and appropriately designed to complement the market housing.</p>	
	<p>CP8 - Gypsies and Travellers:</p> <p>The Council recognises the needs of Gypsies, Travellers and Travelling Showpeople within the City many of whom have established local connections and have developed links with local services. As part of providing for the housing needs of the City's diverse communities, there is a need to provide additional sites to meet the needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>The Council will:</p> <p>(a) protect existing lawful sites, plots and pitches for Gypsies, Travellers and Travelling Showpeople. Proposals that would lead to the loss of an existing Gypsy, Traveller or Showpersons sites will only be permitted where it is demonstrated that there is no longer a need for the site or that replacement provision on a site that is of equal or better quality is provided.</p> <p>(b) subject to evidence of need, provide site(s) to meet the future accommodation needs of Gypsies, Travellers and Travelling Showpeople through an allocation or allocations in the Local Plan, Part 2 and/or through the grant of planning permission</p> <p>In considering sites for allocation in Part 2 of the Local Plan or applications for planning permission the Council will require sites to be:</p> <ol style="list-style-type: none"> 1. well related to the existing built up area, have access to essential services such as mains water, electricity supply, drainage and sanitation; and allow convenient access, preferably 	<p>There is no pathway linking the proposed housing development to the River Mease SAC.</p>

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	<p>pedestrian, cycle or by public transport, to schools, shops, medical and other local facilities</p> <p>2. located away from areas at risk of flooding. Proposals for sites in locations other than Flood Zone 1 will be expected to demonstrate a sequential approach to site selection and be justified by a Flood Risk Assessment (FRA). Due to the highly vulnerable nature of caravans and mobile home sites in Flood Zone 3 will not be supported accessed safely by vehicles from the public highway</p> <p>3. located, designed and landscaped to provide a good level of residential amenity and quality of life for proposed occupiers whilst minimising the impact on the amenity of nearby residents and the character of the local area, particularly where mixed use sites are proposed</p> <p>4. of sufficient size to provide amenities and facilities for the planned number of caravans; including parking spaces, areas for turning and servicing of vehicles, amenity blocks, play and residential amenity areas, access roads and temporary visitor areas; and</p> <p>5. large enough for the storage and maintenance of rides and equipment, in the case of Travelling Showpeople.</p>	
<p>Delivering Sustainable Economy:</p>	<p>a CP9 - Delivering a Sustainable Economy:</p> <p>The Council is committed to realising the vision of a thriving, sustainable economy that contributes to making the D2N2 Local Enterprise Partnership area more prosperous, better connected and increasingly economically resilient and competitive.</p> <p>In order to help achieve this vision, the Council will:</p> <p>(a) encourage proposals that create new jobs and help to implement the Council's Economic Strategy, subject to the provisions of this Plan</p> <p>(b) identify sufficient land, of an appropriate quality and in appropriate locations to meet the needs of a thriving, sustainable economy</p> <p>(c) focus on creating a culture where enterprise thrives, ensuring that workforce skills match business needs and maximising quality of life for residents</p> <p>(d) use public sector assets to help facilitate economic development</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

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	<p>More specifically, the Council will encourage proposals which:</p> <ol style="list-style-type: none"> 1. contribute to an enterprise culture with innovation and creativity 2. support the growth and continued success of existing companies in the D2N2 area, particularly companies related to transport equipment manufacturing 3. provide relocation opportunities, particularly where it would enable regeneration 4. improve Derby as an investment proposition 5. help to address barriers to employment 6. contribute to the alignment of the supply and demand of skills 7. positively influence young people's career aspirations 8. reinforce cultural / leisure facilities and the city's infrastructure 9. take advantage of opportunities in the low carbon economy sector 10. realise the potential of Derby's heritage and tourism assets 11. contribute to the development of vibrant City and District Centres <p>In addition to the aspirations of the Economic Strategy, the Council will also encourage proposals which:</p> <ol style="list-style-type: none"> 1. help to make businesses more energy and resource efficient 2. provide a range of new business premises including affordable workspace 3. enhance digital connectivity across the City 4. help to realise economic benefits of the expansion of the high speed rail network, electrification of the Midland Mainline and the ongoing success of East Midlands Airport. 	
	<p>CP10 - Employment Locations:</p> <p>199 hectares (gross) of new employment land is allocated in a variety of accessible locations to accommodate a range of employment generating activities.</p> <p>The majority of demand for new land will be met at four strategic employment locations including:</p> <ul style="list-style-type: none"> • The Central Business District (CP11 and AC2) • The Derwent Triangle, Chaddesden (AC11) • Derby Commercial Park, Raynesway (AC12) 	<p>There is no pathway linking proposals to the River Mease SAC.</p>

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	<ul style="list-style-type: none"> • Land South of Wilmore Road, Sinfin (AC15) <p>The Council is committed to the delivery of new employment land in these strategic locations and will use CPO powers where necessary to ensure comprehensive development.</p> <p>In addition to the development of new employment land, the Council will also support the retention, intensification and consolidation of land currently identified for employment uses. The extent of existing employment land will be reviewed through the Local Plan Part 2</p> <p>New business and industrial development in other areas of the city will be permitted provided that it:</p> <ul style="list-style-type: none"> (a) does not conflict with the objectives of this Plan (b) would not adversely impact upon the amenity of nearby residents (c) is well integrated into the urban area (d) would not lead to a significant oversupply of employment land (e) would contribute to the aims and objectives of Policy CP9; and (f) in the case of office development it would meet the requirements of Policy CP11 <p>The delivery of new employment land as part of strategic housing developments will be encouraged where it would meet the criteria above, would not prejudice housing delivery and would create a more sustainable form of development.</p> <p>It may be appropriate to redevelop some areas of existing employment land, or buildings for alternative uses. The loss of existing employment land will only be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> (g) the alternative use would benefit the economy of the city or other strategic objectives of the Plan (h) existing land or buildings no longer meet modern requirements and that they have been adequately marketed for employment use for a reasonable period of time (i) the employment land supply would not be unduly affected in terms of quantity or quality (j) surrounding uses would not be adversely affected and in the case of sites near to residential areas would lead to an improved environment for residents; and (k) in the case of residential proposals a satisfactory living environment can be created <p>It is particularly important that existing employment areas that are fundamental to the operation of</p>	

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	<p>the local economy are protected and are retained, intensified and recycled primarily for the development of employment uses. Such areas include:</p> <ul style="list-style-type: none"> • The Rolls-Royce Campus, Sinfyn • Pride Park and Wyvern Business Park • The Railway Technical Centre (RTC) and Bombardier • Raynesway, including Rolls-Royce Marine Power • Ascot Drive • Mansfield Road and Alfreton Road corridors <p>In addition to satisfying criteria (g) – (k), proposals for alternative uses within these areas will only be permitted where it can also be demonstrated that that proposals:</p> <p>(l) would not undermine the overriding industrial / commercial character of the area</p> <p>(m) would not devalue the employment generating potential of the area; and</p> <p>(n) would not lead to the loss of important units or areas of land</p>	
	<p>CP11 - Office Development:</p> <p>The Central Business District (CBD) is the preferred location for the development of new offices (B1a) and vocational training establishments (D1).</p> <p>The Council will:</p> <p>(a) permit the development of offices (B1a and D1) in other areas of the city provided that proposals: have demonstrated a sequential approach to site selection firstly giving preference to opportunities within the CBD and secondly to allocated employment or regeneration areas and defined Centres</p> <p>would be complementary to the CBD and would not have a significant adverse impact through prejudicing investment in the CBD, or other allocated sites, or by undermining the vitality and viability of the CBD</p> <p>would facilitate inward investment</p> <p>would contribute to the aims and objectives of Policy CP9</p> <p>In considering compliance with the sequential test, the Council will have regard to the specific</p>	<p>There is no pathway linking proposals to the River Mease SAC.</p>

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	<p>locational requirements of office occupants and their relationship with surrounding uses</p> <p>(b) use the Derby Regeneration Fund to help deliver new office accommodation within the CBD, helping to regenerate derelict and vacant sites</p>	
	<p>CP12 - Centres:</p> <p>The Council will seek to sustain and enhance the vitality, viability and competitiveness of defined centres and prioritise them as the most accessible and sustainable way of meeting everyday shopping and service needs.</p> <p>The development of new shops, leisure and complementary main town centre uses will be prioritised in the following hierarchy of defined centres:</p> <p>The City Centre:</p> <p>The City Centre is the focus for comparison retail for the City but its catchment exceeds the City boundaries. The focus for new comparison retail is the Core Area. The City Centre is also the sub-regional focus for commerce, culture, leisure and the visitor economy.</p> <p>Development within the City Centre should meet the specific requirements of the City Centre Strategy (Policy AC1)</p> <p>District Centres:</p> <p>District centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character. Development in these centres should primarily respond to the needs of the catchment and recognise the need to support, and not undermine, the vitality and viability of other centres in the hierarchy.</p> <p>The City Council will develop a strategy to help District Centres address the changing nature of the high street and the demands of customers and identify schemes that will help sustain and enhance their vitality and viability in the long term.</p> <p>Neighbourhood Centres:</p> <p>Neighbourhood Centres meet needs for small scale retail and services of small local catchments. Locations which are not identified on the Proposals Map but which may perform the same function in terms of scale and meeting local needs will also be considered to be Neighbourhood Centres.</p>	<p>There is no pathway linking proposals to the River Mease SAC.</p>

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	<p>Development in these centres should be small scale and have regard to maintaining access to local shopping and other facilities that meet day-to-day needs.</p> <p>Within District and Neighbourhood Centres, the Council will support proposals that:</p> <ol style="list-style-type: none"> 1. Meet local shopping and service needs while supporting the vitality and viability of the centre. Uses which would undermine this objective, either as a result of loss of retail function or through the impact on the character or environment of the centre, will be resisted 2. Help to combat long term and persistent vacancy. The Council may require applicants to submit appropriate evidence which demonstrates that the unit has been marketed for retail uses for a reasonable period of time and/or is no longer suitable for shopping uses 3. Encourage competition and consumer choice 4. Help to maintain vibrant and coherent shop frontages 5. Respect, and are compatible with, the scale, role, character and function of the centre and would not have an unacceptable impact on the vitality and viability of other centres in the hierarchy 6. Help secure physical improvements to the centre, particularly where they will help to create high quality spaces that are accessible by all modes of transport <p>New or extended Centres will be delivered at the following locations to support the creation of new or growing communities:</p> <ul style="list-style-type: none"> • Rykneld Road (Policy AC20) • Hackwood Farm (Policy AC21) • Boulton Moor (Policy AC23) • Manor Kingsway (Policy AC19) <p>In these locations, proposals should be of an appropriate scale for the level of growth proposed and should not have an unacceptable impact on the vitality and viability of other centres in the shopping hierarchy. Where necessary, the Council will impose conditions on new centres to ensure they remain consistent with their expected role and function.</p>	
	<p>CP13 - Retail and Leisure Outside Defined Centres:</p> <p>The Council wishes to support the vitality of defined Centres in the hierarchy. It recognises, however, that there are some forms of retail and leisure that cannot be easily accommodated</p>	<p>There is no pathway linking proposals to the River Mease SAC.</p>

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	<p>within defined centres or which fill gaps in local provision. These provide a valuable complementary role that the strategy will seek to maintain.</p> <p>The Council will support the provision of shops, leisure and other complementary town centre uses outside defined centres where they can help to meet identified needs and deficiencies, support sustainable economic growth and do not undermine the vitality and viability of centres in the hierarchy.</p> <p>In considering all proposals for retail entertainment and recreation, leisure development outside defined centres applicants will be required to demonstrate that:</p> <p>(a) there are no sequentially preferable sites or units within an agreed defined catchment area that could accommodate the proposal. First preference should be for appropriate centres in the hierarchy, followed by edge-of-centre sites and then existing out-of-centre retail parks or premises. The consolidation or utilisation of available and suitable existing sites and premises outside the hierarchy should always be fully considered before new floorspace is created.</p> <p>(b) the proposal would not, individually or cumulatively, have a significant adverse impact on the role, vitality, viability or competitiveness of any centre in the City's hierarchy or in an adjoining local authority area or on local consumer choice and competition.</p> <p>(c) the proposal would not prejudice planned public or private investment within defined centres or other development proposed by this Plan.</p> <p>(d) the proposal does not undermine the strategy and objectives of this Plan.</p> <p>(e) is located where there is a choice of travel options</p> <p>When considering impact, the Council will have regard to whether the proposal is meeting an identified need or local deficiency. All retail proposals over 1000 square metres gross will be required to submit a detailed retail impact assessment to assist in the consideration of criteria 'a' to 'e'.</p> <p>In considering the area of search and catchment area for the sequential test, regard should be had to the scale and nature of the proposal and the need the proposal is seeking to meet. The applicant should also demonstrate that they have been flexible in their approach. The Council will have regard to any special needs of leisure activities.</p> <p>The Council will seek to mitigate the impact of development and ensure that the role of out-of-centre shopping remains complementary to defined centres by imposing appropriate conditions on the scale of development and the goods that can be sold from any retail outlet. Applications to vary conditions will be subject to the above policies.</p>	
	CP14 - Tourism, Culture and Leisure:	There is no pathway linking proposals to the River Mease

Heading	Policies	HRA Screening outcome
	<p>The Council is committed to elevating Derby's identity and reputation as a cultural and leisure destination. The Council will encourage new development that will enhance the quality of the City's offer and visitor experience, increase visitor numbers and increase participation in cultural and leisure activities by Derby's residents.</p> <p>The Council will:</p> <p>(a) develop major new leisure venues, including the new multi-event arena on Pride Park and the development of new swimming and/or leisure water facilities. Proposals that complement these facilities and help create hubs of leisure or visitor activity will also be supported where they would not undermine other objectives of the plan</p> <p>(b) support proposals that make a positive contribution to the City's tourism and cultural role and function, either through the development of new facilities or which improve the appearance, use and accessibility of existing attractions</p> <p>(c) encourage investment to improve the quality of the infrastructure and venues for the arts, theatres, sport and play, parks and green spaces, museums, libraries and other related leisure uses and activities. Facilities should be accessible, attracting participants from both within and outside the City and help to build communities at the neighbourhood level</p> <p>(d) improve the supporting infrastructure for visitors, including those related to business tourism. New hotel, conference or exhibition development which contributes to the quality of the City Centre will be supported. Proposals for such uses outside the City Centre will only be supported where they complement visitor-oriented development and are in accessible locations</p> <p>(e) support and deliver proposals that help to maintain and develop the City's outdoor cultural offer, including providing spaces and locations for festivals, events and markets</p> <p>(f) support and deliver proposals that take advantage of the tourism benefits of the River Derwent, the World Heritage Site and Derby's industrial heritage</p> <p>(g) support and deliver proposals that will assist in the promotion of the City, including schemes which help develop Derby's key themes and attractors</p>	SAC.
	<p>CP15 - Food, Drink and the Evening Economy:</p> <p>The Council will encourage food, drink and other evening and night-time economy uses that contribute to the vitality of Derby's centres and which support the creation of a safe, balanced and socially inclusive economy.</p> <p>The Council will support proposals which:</p> <p>(a) help to improve and diversify the City's evening and night-time economy, helping to create a</p>	There is no pathway linking proposals to the River Mease SAC.

Heading	Policies	HRA Screening outcome
	<p>mix that meets the needs of all Derby residents and visitors</p> <p>(b) have a positive impact on the vitality and viability of defined centres. Concentrations of bars, hot food takeaways or other similar uses which could have a detrimental effect on community safety and/or on the character, role and function of a defined centre will be resisted</p> <p>(c) support both the day-time and evening/night-time economies whilst not undermining the role of primary shopping areas</p> <p>(d) do not unacceptably impact on neighbouring uses in terms of noise, traffic and disturbance or prejudice the development of land identified for alternative uses</p> <p>In considering applications for bars (A4), hot food takeaways (A5) and clubs, the Council will have regard to the following factors:</p> <ol style="list-style-type: none"> 1. The characteristics of the area and its relationship to a defined centre or other appropriate commercial activity. Proposals outside defined centres should demonstrate why they cannot be located within, or on the edge of a centre and that they are in accessible locations. 2. The existing number and impact of similar establishments in the immediate area, their proximity to each other and whether there are existing issues with disturbance and/or anti-social behaviour 3. The prevalence of vacant nearby shop units, the condition and occupancy of the unit and its suitability for alternative uses 4. The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community 5. The character of the centre and its frontage, and the nature of the use proposed 6. The potential impacts of the proposal on sites identified for alternative uses and/or on the wider community, and 7. Any known unresolved amenity, traffic or safety issues arising from existing uses in the area <p>Planning conditions will be used where appropriate to mitigate the harmful effects of proposals, including the restriction of permitted development rights, installation of ventilation systems, the incorporation of sound insulation and the control of opening hours.</p>	
<p>Green infrastructure and Heritage:</p>	<p>CP16 - Green Infrastructure and Green Space:</p> <p>The Council will seek to maintain, enhance and manage Derby's green infrastructure to ensure that everyone has access to high quality natural and semi-natural habitats, green space and sport</p>	<p>There is no pathway linking proposals to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>and recreation facilities. The Council will ensure that land is available and managed to assist in, adapting to and mitigating against, climate change.</p> <p>The Council will:</p> <p>(a) minimise and mitigate impacts and overall decline of biodiversity and, where possible, provide net gains</p> <p>(b) ensure that green infrastructure is an integral part of all development, contributing to the wider green infrastructure network, including the strategic network outside of the City;</p> <p>(c) retain the principle of the Nottingham / Derby Green Belt and resist harmful and inappropriate development as defined by national policy;</p> <p>(d) identify Green Wedges as areas of land that define the City's neighbourhoods seek improvements to enhance the wider green infrastructure network;</p> <p>(e) identify Derby's public green space hierarchy and ensure that everyone has access to a variety of public green spaces</p> <p>(f) seek to ensure that connections between biodiversity habitats are resilient and appropriately protected. Where opportunities arise, new connections will be created.</p> <p>(g) seek to avoid the fragmentation of habitats and, where unavoidable, provide appropriate compensation on a like-for-like basis.</p> <p>(h) seek to enhance linkages to the green infrastructure network to improve access for residents, workers and visitors</p> <p>(i) prioritise investment in green infrastructure to:</p> <ol style="list-style-type: none"> 1. Locations of major residential development and as part of business and employment development 2. Areas of poor provision and in areas needed for increasing functional connectivity 3. Areas needed for mitigating against and adapting to climate change and flooding mitigation and adaption 4. Improve the role and function of the Green Wedges <p>(j) support the aims and objectives of the Lowland Derbyshire and Nottinghamshire Local Nature Partnership to improve and enhance the wider green infrastructure network.</p> <p>(k) support improvements to the City's green infrastructure through the implementation of the Our City Our River programme, the implementation of the Derwent Valley Mills World Heritage Site Management Plan and the restoration of the Derby and Sandiacre Canal. Appropriate improved links to Kedleston Hall, Elvaston Castle and the Trent and Mersey Canal will be supported</p>	

Heading	Policies	HRA Screening outcome
	<p>(l) ensure that new residential development provides improvements to the public green space network either through new provision or improvements to existing spaces</p> <p>(m) ensure that where new development has an adverse impact on a recognised important element of green infrastructure, that impact should be clearly understood, minimised and any residual adverse impacts mitigated for. As a last resort, the impact should be compensated for, either on-site or off-site. Any opportunities for enhancement and better management of the asset through development should be sought. In assessing the impact of the development, its need and benefit will be weighed against the harm caused to the green infrastructure</p> <p>(n) resist the non-essential culverting of watercourses and encourage existing culverts to be removed and natural watercourses reinstated, thereby contributing to the expansion of the City's green infrastructure and delivering Water Framework Directive objectives</p> <p>(o) if necessary, identify a site for a new cemetery to meet Derby's burial needs in Part 2 of the Plan</p>	
	<p>CP17 - Public Green Space and Playing Pitches:</p> <p>The Council is committed to ensuring that everyone has access to a network of multi-functional public green spaces. It will seek to ensure that this network provides a diverse range of spaces to meet city-wide needs.</p> <p>Emphasis will be on reinforcing and improving this network to focus resources on improved quality and accessibility. This will be achieved by securing financial contributions from development to improve existing open spaces where these can meet the needs of that development or the provision of new public green spaces.</p> <p>Where new public green space is provided as part of development, the Council will expect developers to provide for its on-going, long-term maintenance to an agreed standard.</p> <p>The Council will:</p> <p>(a) consider the following factors in applying this policy: a public green space standard of 3.8 hectares per 1000 people or equivalent financial contributions</p> <ol style="list-style-type: none"> 1. accessibility standards set out in Appendix D 2. the nature of the development 3. the provision of existing public green space in the locality 4. the impact on the viability of the development 5. the need to ensure that it is a size, type and form that meets local requirements and is located 	<p>There is no pathway linking proposals to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>to maximise accessibility and security</p> <p>(b) expect, where possible, new public green spaces to connect to the wider green infrastructure network in order to improve accessibility between sites and enhance biodiversity.</p> <p>(c) work with neighbouring authorities to ensure a consistent and co-ordinated approach to the provision of public green space in cross-boundary developments</p> <p>(d) only permit the loss or change of use of green space or playing pitches in circumstances where: an assessment has been undertaken which has clearly shown the public green space, buildings or land to be surplus to requirements; or</p> <ol style="list-style-type: none"> 1. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or 2. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss 3. the development will be ancillary and in scale to the public green space, sport or recreation facility and complement the use or character of the space 	
	<p>CP18 - Green Wedges:</p> <p>The Council will continue to identify Green Wedges as areas of land that define and enhance the City's urban structure, maintain the identity of the different residential neighbourhoods, provide an uninterrupted link to the countryside, form part of the wider Green Infrastructure network and play an important role in climate change adaptation.</p> <p>The Council will:</p> <p>(a) ensure that development in the Green Wedge is limited to the following:</p> <ol style="list-style-type: none"> 1. Agriculture and forestry; 2. Green space, outdoor sport, recreation and community uses providing the character of the Green Wedge and it's amenity is not adversely affected; 3. Nature conservation, including improvements which provide multiple benefits to Derby's green infrastructure or which link the Green Wedge to the wider Green Infrastructure network 4. Cemeteries; 5. Essential buildings and activities ancillary to existing education establishments; 6. Public utilities where it can be shown that a suitable site outside the Green Wedge is not available 	<p>There is no pathway linking proposals to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>7. The extension or alteration of existing dwellings and the erection of ancillary buildings</p> <p>(b) ensure that development does not endanger the open and undeveloped character of the Wedge, its links and Green Infrastructure value; taking into account scale, siting, design, materials and landscape treatment and would not lead to an excessive increase in numbers of people, traffic or noise</p> <p>(c) ensure that development associated with categories 1 to 7 is small-scale and ancillary to the operation of the main use</p> <p>(d) permit the conversion or change of use of existing buildings provided that building is suitable for its intended use without extensive alteration, rebuilding or extensions</p> <p>(e) permit the redevelopment of existing buildings in the Green Wedge for uses in categories 1 to 7 and the replacement of existing dwellings with new dwellings</p> <p>(f) permit, in exceptional circumstances, redevelopment of buildings other than dwellings for residential development, and supporting facilities. Permission will only be granted where the Council is satisfied that the original buildings are genuinely redundant and surplus to requirements, and that the site adjoins nearby residential areas</p> <p>(g) ensure that planning permission for the conversion or change of use of farm buildings is subject to conditions to prevent a proliferation of additional farm buildings under permitted development rights.</p> <p>(h) ensure that development adjacent to a Green Wedge does not endanger the character and function of the wedge, taking into account scale, siting, design, materials and landscape treatment and would not lead to an excessive increase in numbers of people, traffic or noise</p> <p>(i) seek opportunities to link Green Wedges to the wider green infrastructure and ecological networks</p> <p>(j) ensure that development in or adjacent to a Green Wedge provides opportunities to improve the remaining Green Wedge</p> <p>(k) seek to ensure that, where urban extensions occur, the principle of the Green Wedge itself will be continued.</p> <p>For all development proposals, the proposed buildings:</p> <ul style="list-style-type: none"> - Should not have a greater impact on the openness of the Green Wedge and the purpose of including land within it than the existing buildings - Should not exceed the height of the existing buildings - Should not occupy a materially larger area of the site than the existing buildings, unless this would result in a reduction in height which would benefit visual amenity 	

Heading	Policies	HRA Screening outcome
	<p>CP19 - Biodiversity:</p> <p>Nature is a sensitive, complex and interconnected system which is often taken for granted. The Council recognises the importance biodiversity plays in delivering an urban renaissance and plays an important part in creating safe and sustainable communities.</p> <p>The biodiversity and geodiversity assets across the City will be protected, enhanced, managed, restored, strengthened and created in a manner appropriate to their significance.</p> <p>The Council will:</p> <p>(a) seek to avoid, minimise and mitigate the impacts on biodiversity and contribute to the City's ecological and geological resources resulting in a net gain in biodiversity over the plan period</p> <p>(b) seek to reduce habitat and species fragmentation by developing a functional ecological network and maximising opportunities for restoration, enhancement, better management and connectivity of natural habitats, including links beyond the City</p> <p>(c) ensure that development will protect, enhance and restore the biodiversity and geodiversity value of land and buildings</p> <p>(d) support and contribute to the targets set out in the Lowland Derbyshire Biodiversity Action Plan for priority habitats and species</p> <p>(e) work with partner organisations and neighbouring Local Authorities to ensure that Derby positively contributes to the wider, regional biodiversity network</p> <p>(f) work with relevant partners to help meet the requirements of the Water Framework Directive to ensure that all surface and ground water bodies reach at least 'good' ecological status or 'good' ecological potential.</p> <p>Development proposals that would have a direct or indirect adverse effect on:</p> <ul style="list-style-type: none"> • Internationally important sites • Nationally Important Sites (such as Sites of Special Scientific Interest) • Regionally Important Sites (such as Local Geological Sites and Local Nature Reserves) • Locally identified wildlife sites • Ancient woodlands, veteran trees and hedgerows • Priority habitats and species 	<p>There is no pathway linking proposals to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>will only exceptionally be permitted if:</p> <ol style="list-style-type: none"> 1. they cannot be located on alternative sites that would cause less or no harm; 2. the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and 3. adequate mitigation or, as a last resort, compensation measures are provided. <p>Where development proposals have the potential to impact on a natural heritage asset, including where sites are derelict, vacant or previously developed, the Council will require a supporting ecological site assessment to be submitted in conjunction with the planning application. The assessment should identify the nature and extent of any impact and mitigating measures that need to be taken.</p>	
	<p>CP20 - Historic Environment:</p> <p>The Council recognises the historic environment as one of Derby's greatest resources and will protect it through the preservation, enhancement, restoration and repair of heritage assets.</p> <p>Designated and non-designated heritage assets of importance within Derby include:</p> <ul style="list-style-type: none"> • The Derwent Valley Mills World Heritage Site • Statutory and Locally Listed Buildings • Conservation Areas • Scheduled Monuments, Archaeological Alert Areas and Other Archaeological Remains • Historic Parks and Gardens <p>Development proposals that would detrimentally impact upon the character, significance and / or setting of a heritage asset will be resisted.</p> <p>The Council will:</p> <p>(a) require that where proposals have the potential to impact upon heritage assets, a statement of significance and an impact assessment are submitted to ensure that the importance of the asset and the extent of any impact are fully understood. Heritage assets will be conserved in a manner appropriate to their significance</p> <p>(b) require proposals for new development, located within Archaeological Alert Areas, or other areas of archaeological potential to be accompanied by an assessment of available evidence and where appropriate an archaeological evaluation. This should be submitted before the planning</p>	<p>There is no pathway linking proposals to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>application is determined in order to enable an informed and reasonable planning decision</p> <p>(c) require proposals for new development that have the potential to impact upon heritage assets and / or their setting to be of the highest design quality to preserve and enhance their special character and significance through appropriate siting, alignment, use of materials, mass and scale and take account of best practice guidance</p> <p>(d) require appropriate recording of heritage assets where necessary, but particularly where development will lead to a loss of significance</p> <p>(e) support the sensitive re-use of under-utilised assets consistent with their conservation, whilst also recognising that managed change may sometimes be necessary if heritage assets are to be maintained in the long term</p> <p>(f) ensure that development within the city does not adversely affect the setting of heritage assets located outside of the city boundary, within adjoining local authority areas</p> <p>(g) encourage opportunities to enhance the tourism potential of heritage assets, particularly within the City Centre and the Derwent Valley Mills World Heritage Site (DVMWHS) as part of the Our City Our River programme. Opportunities to adapt heritage assets to make them more resilient to climate change will also be supported in principle, provided they do not impact upon the significance of the asset</p> <p>(h) support the reinstatement of historic and well-designed new shop fronts within the City Centre and Local Centres</p> <p>(i) continue to prepare, monitor and review conservation area appraisals and management plans for existing and potential conservation areas</p> <p>(j) continue to review, update and introduce Article 4 Directions, where appropriate</p> <p>(k) continue to record and monitor heritage assets that are at risk and take action where necessary. The Council will support re-use and change where necessary to preserve the assets for the future</p> <p>Within regeneration priority areas and areas of significant change, particular efforts will be made to ensure that heritage assets are positively integrated into regeneration proposals, through constructive conservation.</p> <p>Additional guidance relating to development and the historic environment will be set out in a design guidance document to be prepared by the Council.</p>	
Learning, Health and Community:	CP21 - Community Facilities: The Council recognises that facilities that meet Derby's community, social, health, welfare,	There is no pathway linking the proposed community development to the River Mease SAC.

Heading	Policies	HRA Screening outcome
	<p>education, spiritual, cultural, leisure and physical activity needs and aspirations are key to how the City functions and our ability to create thriving communities.</p> <p>The Council will work with strategic partners and developers to provide City wide, high quality, accessible and inclusive facilities and services for the community by:</p> <p>(a) supporting the retention of existing facilities unless it can be demonstrated that there is no longer a need to retain the use, alternative provision is made or where we can assist strategic partners to renew or restructure their provision</p> <p>(b) providing new, or investing in improved, community facilities to serve new development or meet an identified need. New community facilities will be provided as part of urban extensions to the city as detailed in individual site policies</p> <p>(c) seeking improvements in school provision, including:</p> <ul style="list-style-type: none"> • improvements/extension of existing secondary schools to meet growing needs within the existing population and from new housing development • new primary schools to serve larger development sites • improvements/expansion of existing primary schools to meet growing needs within the existing population and from new housing development <p>(d) improving the range of leisure, recreation, sports, arts and cultural facilities by delivering the aspirations of the Councils Leisure Strategy, including:</p> <ul style="list-style-type: none"> • The provision of a new 'leisure water' facility in the City Centre • Redevelopment of Moorways Sports Complex, Allenton; and • Provision of a new 25m swimming pool at Springwood Leisure Centre, Oakwood; <p>New and improved community facilities will:</p> <ol style="list-style-type: none"> 1. Be located where there is a choice of travel options, ideally such facilities should be located within existing centres and exploit opportunities for the co-location of facilities where opportunities arise; 2. Be designed to be in keeping with the general scale, character and levels of activity in the surrounding area and to provide satisfactory levels of amenity for users and those in surrounding areas; 3. Be delivered in a timely manner to meet the needs of new development, make a positive contribution towards safeguarding and creating sustainable communities, promote social inclusion and reduce deprivation; <p>Developments that increase the demand for community facilities and services will be required to make contributions towards, or provide for, new or improved facilities as set out in the "Making it</p>	

Heading	Policies	HRA Screening outcome
	Happen” chapter and the Planning Obligations SPD or any subsequent replacement.	
	<p>CP22 – Derby University and Further Education:</p> <p>The Council is committed to supporting the continued growth and development of higher and further education establishments within the city including Derby University and Derby College.</p> <p>The Council recognises the role of these establishments in achieving economic and regeneration objectives, developing links between education and industry and in encouraging lifelong learning and achievement.</p> <p>The Council will:</p> <p>(a) support development associated with the University, particularly within the identified Main Campus and University District and other sustainable locations. The Council will support measures which would promote the University District as a distinct and recognisable part of the City</p> <p>(b) support development associated with Derby College and the University Technical College (UTC) within the identified campus on Pride Park and other suitable and sustainable locations</p> <p>(c) resist development which may prejudice the ability of the University, College and UTC to carry out their main functions, particularly within their operational campus areas on Kedleston Road, Pride Park and parts of the City Centre</p> <p>(d) support and encourage the development of new student accommodation, particularly where this could lead to the release of existing accommodation for family / market housing</p> <p>(e) encourage the improvement of transport links between the City Centre and the University District, the Main University Campus and the identified campus on Pride Park. Measures to encourage students and staff to use public transport, walking or cycling will also be encouraged</p> <p>All proposals related to the University and Derby College will be expected to respect the character and amenity of the local area and be able to satisfactorily address any associated parking, traffic or access issues that may arise.</p>	There is no pathway linking the proposed development to the River Mease SAC.
Transport:	<p>CP23 - Delivering a Sustainable Transport Network:</p> <p>The Council will ensure that people living, working and travelling within Derby will have viable travel choices and effective, efficient and sustainable transport networks which meet the needs of residents and businesses while supporting sustainable economic growth and competitiveness.</p> <p>The Council will:</p>	There is no pathway linking the proposed transport development to the River Mease SAC.

Heading	Policies	HRA Screening outcome
	<p>(a) support proposals that:</p> <ol style="list-style-type: none"> 1. promote greater travel choice and equality of opportunity for all through the delivery and promotion of high quality and accessible walking, cycling and public transport networks, while maintaining appropriate access for car users and the movement of goods 2. include initiatives to manage down the traffic impact of proposals to support the promotion of sustainable transport and the development of accessible sites 3. contribute to better safety, security and health for all by improving road and rail safety, improving security on transport networks and promoting active travel 4. contribute to tackling climate change by developing low-carbon travel and lifestyle choices, including the provision of infrastructure to support the use of low carbon vehicles, active travel and reducing the need to travel through the provision of improved IT infrastructure 5. support growth and economic competitiveness by delivering reliable and efficient transport networks that will enhance connectivity to, from and within the City 6. ensure that investment in transport contributes to the enhancement of the urban and natural environment <p>(b) actively manage the pattern of development to ensure that new development:</p> <ol style="list-style-type: none"> 1. is located in accessible locations that are well served by frequent high quality bus services and which help to facilitate walking and cycling 2. connects residents to jobs, shopping, leisure, open space, health and educational opportunities 3. implements, and/or contributes to, appropriate on-site and off-site measures to mitigate the impact of development 4. contributes to improving public transport, cycle and pedestrian infrastructure and public transport service provision 5. includes proportionate Transport Assessments and Travel Plans for all major applications and any proposal where transport issues are likely. Developers will be expected to agree appropriate transport modelling for use in their evidence with the Council 6. is not permitted where it would cause, or exacerbate, severe transport problems, including unacceptable impacts on congestion, road or rail safety, the rail network, access and air quality – including any cumulative impacts on Air Quality Management Areas (AQMA) 7. is not permitted where it would sever or prejudice the re-use of the routes of former railway lines and canals which have the potential to function as a pedestrian footpath, cycleway or bridleway or where the need has been identified for a new public transport facility, freight connection or extension to an existing network has been identified for possible introduction in the future 8. is not permitted where it would sever Public Rights of Way or prejudice access to these routes, unless an alternative route or routes can be secured which are of equal or better 	

Heading	Policies	HRA Screening outcome
	<p>quality</p> <p>9. provides appropriate levels of parking for cars, motor cycles and bicycles, having regard to the maximum standards set out in Appendix C. In highly accessible locations, a lower level of parking will be encouraged. In all cases, the individual circumstances of each proposal will be taken into account, including the realistic requirements of the user(s), the accessibility of the area by different transport modes and the possible impact of the parking on the transport network</p>	
	<p>CP24 - Strategic Implementation:</p> <p>The Council will work with partners to deliver the Council's long term transport strategy in association with the Local Transport Plan and support the implementation of strategic proposals and initiatives that help create an economically and environmentally sustainable transport network.</p> <p>Initiatives will include:</p> <p>(a) Supporting the implementation of the Highway Agency's A38 Derby Junctions Grade Separation scheme and A38 'Pinch Point' schemes</p> <p>(b) Implementation of 'T12' and the 'South Derby Integrated Transport Link' Phases 1 and 2</p> <p>(c) Implementation of improvements to the A52 between Raynesway and the Pentagon Island, including improved access to Pride Park</p> <p>(d) Implementation of improvements at the A50 junctions with the A514 and A38</p> <p>(e) Supporting the implementation of the Boulton Moor Park and Ride site in South Derbyshire</p> <p>(f) Implementation of the Park and Ride at Royal Derby Hospital</p> <p>(g) Implementation of the 'Statement of Actions' in the Rights of Way Improvement Plan</p> <p>(h) Implementation of a strategic cycle network</p> <p>(i) Supporting the implementation of Network Rail's Electrification of the Midland Mainline</p> <p>(j) Implementing the restoration of the Derby Canal</p> <p>(k) Ensuring connectivity to HS2</p> <p>The Council will seek to negotiate financial contributions to these schemes in appropriate circumstances. Proposals that prejudice the implementation of these schemes will not be permitted.</p> <p>The detailed route of the South Derby Integrated Transport Link (CP24b) will be subject to further investigation. However, in determining the final route and design, regard should be had to the</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>following issues:</p> <ul style="list-style-type: none"> • Minimising the impact on the environment and natural features, including the impact on noise and residential amenity • Taking full account of recreational routes along, or affected by, the link • Safeguarding the option to restore the Derby and Sandiacre Canal for navigation • Providing for the needs of pedestrians, cyclists and disabled people 	
Area of Change:	<p>AC1 - City Centre Strategy:</p> <p>The Council is committed to delivering a renaissance for the City Centre and reinforcing its central economic, cultural and social role by supporting sustainable economic growth and regeneration, improving the quality of the built environment, creating new residential neighbourhoods and enhancing its standing as a regionally important business, shopping, leisure, tourism and cultural destination.</p> <p>The Council will:</p> <p>(a) encourage investment which strengthens and integrates the City Centre's retail, employment, leisure, cultural and residential functions and meets overall sustainability objectives</p> <p>(b) use its assets and seek all appropriate sources of Government and EU funding to help create a thriving business environment and promote the Central Business District (CBD) as the preferred location for major new business, leisure, hotel or conferencing development</p> <p>(c) promote the 'Core Area'(CA) as the preferred location for new retail development and support proposals which serve to protect and enhance its overall vitality and viability. Regard will be given to the role, function and vision for different frontages within the CA</p> <p>(d) identify policies and priorities that will reinforce the specific character and roles for distinct City Centre character areas, including the Cathedral Quarter, St Peters Quarter, the intu Shopping Area, the Riverside and the Eastern Fringes</p> <p>(e) support the delivery of a minimum of 2,200 new homes across the City Centre through the delivery of key regeneration sites, realising the opportunities created by the 'Our City, Our River' Masterplan and by making better use of under used or vacant buildings and upper floors. Residential-led regeneration will be supported in principle on the following sites:</p> <ul style="list-style-type: none"> • Castleward • Former Derbyshire Royal Infirmary • Former Friar Gate Goods Yard 	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<ul style="list-style-type: none"> • Becket Well / Duckworth Square • Full Street • North Riverside (subject to OCOR) <p>(f) establish the City Centre as a year round leisure, cultural and festival destination through the diversification of the cultural, leisure and tourism offer by encouraging the development of new venues and visitor attractions. The Council will review Derby's large scale performing arts and leisure infrastructure</p> <p>(g) create a safe and inclusive City Centre by supporting the development of family orientated facilities that appeal to all residents and visitors, in particular uses that support the early evening economy and maintain the City's 'Purple Flag' status. It will have regard to the character of the City Centre and crime and disorder by regulating the number and location of pubs, nightclubs and other licensed premises, hot food takeaways and taxi ranks</p> <p>(h) strengthen quality in every aspect of placemaking and reinforce distinctiveness through architecture, streets and spaces, lighting and public art, while strengthening key routes between major spaces and nodes</p> <p>(i) enhance heritage assets in order to generate a positive impact on the townscape character and vitality of the City Centre</p> <p>(j) maximise the potential of the riverside. The Council will promote the use of the river and river corridor as part of the leisure infrastructure, improve safety and establish the river as a key connecting route within the city. The Council will work with the Environment Agency to deliver the Our City, Our River programme.</p> <p>(k) make the City Centre the focus of sustainable transport nodes and improve accessibility by all modes of transport</p> <p>(l) provide more detailed guidance on City Centre Regeneration Priorities in the Part 2 Local Plan</p>	
	<p>AC2 – Delivering a City Centre Renaissance:</p> <p>In delivering a renaissance for the City Centre, the Council will give priority to the delivery of key regeneration opportunities and development which can make significant contributions to its role in terms of employment, retail or visitor growth or which improve accessibility and legibility.</p> <p>In supporting proposals for regeneration and environmental improvement, the Council will also seek to support the specialist roles and functions of different parts of the City Centre as described below.</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>The Central Business District (CBD):</p> <p>The CBD provides the main focus and concentration of economic and leisure activity across the City Centre. This area will be the preferred location for the development of new office development in the City. The implementation of existing office led planning permissions and the development of opportunity sites will also be encouraged in this area. Where appropriate and feasible, the implementation of stalled office developments will be supported by the Council through its Regeneration Fund in order to help facilitate regeneration.</p> <p>Within the CBD, proposals that help to promote ‘City Centre Living’, whether through new development or the re-use of empty or underused floorspace, will be supported where it would not inhibit existing business activity or undermine the vitality and viability of the Core Area.</p> <p>Development within the CBD should reflect the role and function of sub-areas within it, having regard to broad characteristics outlined below.</p> <p>The Core Area:</p> <p>The Core Area (CA) is the focal point for non-food retailing in the City Centre and is key to the vibrancy of its economy. The Council will protect the overriding function of the CA through the identification of primary frontages and the management of uses across the area, as set out in Policy AC2. The CA will also remain the sequentially preferable location for major new retail within the city. Proposals which seek to extend the CA beyond its existing boundaries will be resisted.</p> <ul style="list-style-type: none"> • Across the Core Area, the Council will also: • work with partners, including the Business Improvement District (BID) companies, to improve the quality, promotion and management of key places, infrastructure and uses across the Core Area • ensure new retail development is well integrated and closely linked with the primary frontages in terms of proximity, continuity of function and ease of access • maintain an appropriate level of retail market provision having regard to a Markets Review • promote environmental responsibility from all businesses and developers within the area <p>The Cathedral Quarter:</p> <p>The ‘Cathedral Quarter’ represents the historic core of the City Centre. Within the ‘Core Area’, the Council will encourage proposals which support its niche high quality shopping, leisure and</p>	

Heading	Policies	HRA Screening outcome
	<p>evening economy role.</p> <p>Outside the Core Area, the strategy will also seek to strengthen the area's office and commercial function. The Cathedral Quarter as a whole has an increasingly important role in supporting the evening economy of the City and this will be reflected in the nature of the uses permitted.</p> <p>Within the Cathedral Quarter, priority will be given to the following opportunities:</p> <ul style="list-style-type: none"> • Implementation of the Sadler Square mixed-use regeneration scheme, including the appropriate reuse of Middleton House • Implementation of the St James' Yard retail scheme • Implementation of regeneration schemes on Cathedral Road • The appropriate long term regeneration or re-use of Queen Street Baths <p>St Peters Quarter:</p> <p>The St Peters Quarter reflects a diverse range of shopping and other complementary uses within an equally diverse range of built environments. It reflects a long standing and important 'high street shopping' role within the City Centre and provides crucial pedestrian links between the historic Cathedral Quarter, intu and the Riverside. It is also an area that has seen, and will continue, to see a great deal of change over the plan period.. It almost entirely sits within the CA and contains a large number of primary and secondary frontages. The range of uses and activity within this area will be managed to ensure they continue to contribute to the overall vitality and viability of the City Centre.</p> <p>Within the St Peter's Quarter, priority will be given to the following opportunities:</p> <ul style="list-style-type: none"> • Mixed-use regeneration of Becket Well and Duckworth Square • Revitalisation of the East Street / Albion Street / Exchange Street / Morledge area • Implementation of public realm improvements at The Spot and St Peter's Cross <p>intu Shopping Area:</p> <p>The 'intu Shopping Area' contains the modern intu Shopping Centre and the Bradshaw Way Retail Park. This reflects the most recent retail and leisure development in the city. The intu Derby Shopping Centre has become the focus of shopping and leisure activity in recent years.</p> <p>The strategy will seek to enhance the integration between this area and the rest of the CA and support any further regeneration that can further enhance the retail and leisure offer.</p>	

Heading	Policies	HRA Screening outcome
	<p>Proposals for the regeneration of the Bradshaw Way Retail</p> <p>Park will be supported, provided they include a significant retail element and would not have a significant negative impact on the Cathedral Quarter or St Peters Quarter.</p> <p>Riverside:</p> <p>The Riverside area consists of a diverse range of residential, commercial and civic uses. The Council will seek to emphasise this role by maximising the potential of the Riverside. The Council will promote the use of the river and river corridor as part of the leisure infrastructure, improve safety and establish the river as a key connecting route within the city. It will seek to incorporate the flood defences into appropriate regeneration projects including the green infrastructure, public realm design and buildings.</p> <p>Within the Riverside area, priority will be given to the following projects:</p> <ul style="list-style-type: none"> • Implementation of the 'Our City, Our River' programme in line with Policy AC8, including the regeneration of key riverside sites • Regeneration of the former Magistrates Court and Police Station regeneration scheme, including the provision of a new Local Studies library • Enhancing the environmental quality of the Riverside area <p>The Eastern Fringes:</p> <p>The 'Eastern Fringes' will become a vibrant new residential neighbourhood that will complement the City Centre economy and breathe new life into an underutilised area. It will also contain significant commercial uses that can help support the overall City Centre economy. Improvements will be made to links to Bass' Recreation Ground and hope to increase usage of the park to help support the new communities.</p> <p>The Council will work with partners to deliver improvements to the railway station and links between the station and the City Centre.</p> <p>Priority will be given to the implementation of the major mixed use regeneration allocations at Castleward and former DRI sites, in line with requirements of Policy AC6. Implementation of the 'Castleward Boulevard' to improve links between the Railway Station and City Centre will be a key part of this scheme.</p> <p>The regeneration of the Trent Bus Depot and Derby Telegraph sites to the north of Bass' Recreation Ground will be supported, subject to the satisfactory relocation of existing businesses and the implementation of the 'Our City, Our River' programme as defined by Policy AC8.</p>	

Heading	Policies	HRA Screening outcome
	<p>AC3 – Frontages:</p> <p>The Council is committed to sustaining and enhancing the vitality and viability of the Core Area. To achieve this, proposals for a diverse range of complementary uses which serve to strengthen the character, role and function of different types of frontage and different parts of the centre will be supported and encouraged.</p> <p>Primary and Secondary Frontages:</p> <p>Subject to the specific provisions set out below, the Council will:</p> <p>(a) support proposals at ground floor level for new development and uses which are commensurate with the scale, nature and function of the ‘character area’ or the specific frontage.</p> <p>(b) support proposals to bring underused upper floors into beneficial use. In particular, residential or office uses will be encouraged at first floor level or above</p> <p>(c) ensure defined Primary Frontages remain predominantly in retail use, or seek to bring them back into a predominantly retail use where that role has declined. Alternative uses will only be permitted subject to criteria 1-6 where they would not undermine the shopping function, character, vitality or viability of a specific frontage or group of frontages</p> <p>In considering alternative to retail uses within Primary Frontages, the Council will have regard to the following issues:</p> <p>the level of retail frontage and activity on the individual frontage, or nearby frontages within a specific ‘character area’</p> <ul style="list-style-type: none"> • the continued suitability or viability of the unit for retail use and the impact of the proposal on long term and persistent vacancy • the prominence of the unit in the frontage • the ability of the use to add vibrancy, animation and activity to the area, including its potential impact on pedestrian footfall • the impact of the use on the character and environmental quality of the nearby area <p>In all cases, the alternative use should be open to the general public during the day and maintain a shop front or display of visual interest.</p> <p>(d) continuously review the implementation of frontage policy, and the degree of flexibility that will be permitted, to take account of prevailing economic conditions and changes to the retail and</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>leisure market</p> <p>(e) Where necessary, conditions controlling the nature of uses will be imposed to ensure long term consistency with the aims and objectives of this policy</p> <p>Cathedral Quarter Frontages:</p> <p>The Cathedral Quarter's role in the provision of independent, specialist quality retail, leisure, cultural activities and professional business services will continue to be supported through the careful management of the types of use permitted.</p> <p>Subject to criteria 1-6, uses within Cathedral Quarter 'Primary Frontages' will be limited to:</p> <ul style="list-style-type: none"> • Shops • Banks and building societies • Health and beauty • Cafes and restaurants (subject to CP15) <p>Outside Primary Frontages, the following uses will also be acceptable in principle:</p> <ul style="list-style-type: none"> • Theatres • Leisure • Hotels <p>Pubs and clubs will also be permitted outside defined Primary Frontages where it is demonstrated they would help to diversify the night-time economy and would not have an unacceptable impact on the character and environment of the Cathedral Quarter.</p> <p>Where necessary conditions will be imposed restricting permitted development rights to ensure uses remain consistent with the vision for the area.</p> <p>St Peters Quarter Frontages:</p> <p>The St Peters Quarter reflects the more traditional 'high street' shopping area. The St Peters Quarter 'Primary Frontage' should remain predominantly retail in function, complemented by:</p> <ul style="list-style-type: none"> • Cafes and restaurants (subject to policy CP15) • Banks and building societies • Health and beauty uses • Leisure uses <p>Outside the defined Primary Frontage a more flexible approach will be taken. In addition to the</p>	

Heading	Policies	HRA Screening outcome
	<p>above uses, the following will also be acceptable in principle:</p> <ul style="list-style-type: none"> • Financial and professional services • Hotels, hostels and residential institutions • Non-residential institutions • Hot food takeaways, pubs and clubs (subject to CP15) • Theatres • Other complementary uses, subject to (a-e) <p>Ground floor residential and office uses may be also be acceptable where it would not undermine the vitality and viability of the individual frontage or 'Core Area' as a whole.</p>	
	<p>AC4 - City Centre Transport & Accessibility:</p> <p>The Council will deliver a transport strategy for the City Centre that supports its continued economic growth through the facilitation of movement of people, goods and services. In particular, it will seek to maximise the efficiency of the transport network and provide equality of opportunity through sustainable access choices, providing for and promoting the use of cycling, walking and public transport.</p> <p>The Council will:</p> <p>(a) encourage developers to make the most of, and strengthen, the opportunities provided by existing walking and cycling networks</p> <p>(b) encourage developers to work with public transport providers to ensure that all users are able to access development by sustainable means, especially taking account of times when developments are likely to be busiest</p> <p>(c) support proposals for the improvement of the public realm, particularly where it would improve access and legibility across the City Centre</p> <p>(d) support proposals that improve safety, improve air quality and reduce carbon emissions</p> <p>(e) ensure development provides a level of car parking which reflects the realistic requirements of the users and the highly accessible nature of the city centre. Parking should not take precedence over facilities provided for more sustainable modes of access. Regard will be given to the standards set out in the Appendix C.</p> <p>(f) seek to ensure a sufficient level of good quality and accessible public parking, subject to meeting sustainability objectives</p> <p>Within the CBD, sites awaiting redevelopment will only be allowed to be used for public parking,</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>provided that the additional spaces;</p> <ol style="list-style-type: none"> 1. would meet an identified deficiency or need 2. would not undermine the objectives for promoting the use of public transport, cycle or walking, particularly for commuting and long-stay visits 3. provide adequate security, landscaping , drainage and surfacing 4. would not cause, or exacerbate, traffic problems – either locally or across the City Centre; and 5. would be used for a period of no more than 2 years 	
	<p>AC5 - City Centre Environment:</p> <p>The quality of the built and natural environment is fundamental to achieving the Council's objectives for the continued growth, vitality and viability of the City Centre. The Council will expect all development within the City Centre to meet the Placemaking, Heritage and Environmental requirements set out elsewhere in the Local Plan.</p> <p>The Council will:</p> <p>(a) deliver public realm improvements across the City Centre, including Castleward Boulevard, St Peters Cross, The Spot and the Riverside. All new development should also consider the spaces immediately outside and around new buildings and the contribution they can make to the overall quality, vitality and use of the public realm. An integrated approach to the delivery and maintenance of public realm improvements will be encouraged</p> <p>(b) expect development to integrate with and enhance the historic / existing street pattern</p> <p>(c) expect development along the Riverside, key arterial and connecting routes and important gateways to exhibit 'active frontages' which respond to the main streets. Development around open spaces should provide enclosure, with active edges. Blank elevations should be avoided.</p> <p>(d) expect the design of streets, nodes and other public spaces to remove barriers to movement, improve connectivity across the centre and maximise access to everyone and support a range of placemaking activities</p> <p>(e) support proposals which improve the connectivity, safety and legibility of access to the Riverside area, the Cathedral Quarter, the St Peter's Quarter and the World Heritage site</p> <p>(f) expect development to integrate green infrastructure into buildings and spaces.</p> <p>(g) where appropriate, support higher density forms of development that make efficient use of land</p> <p>(h) support the construction of 'tall buildings' in appropriate gateway locations, where these are of</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>high quality design and do not adversely affect the setting of heritage assets and the character of the City Centre</p> <p>(i) implement shop front enhancements across the City Centre</p> <p>Further detailed guidance on design and environment with the City Centre can be found in the 'City Centre Regeneration Framework' (2012) and will be set out in the Council's design guidance document.</p>	
	<p>AC6 – Castleward and the Former Derbyshire Royal Infirmary (DRI):</p> <p>The Eastern Fringes of the City Centre will be transformed into a vibrant residential and commercial neighbourhood where people will enjoy a high quality of life within a distinctive, accessible and sustainable urban environment. New residential neighbourhoods will be created in Castleward and the former DRI site, which will be complemented and supported by a mix of commercial, leisure and community uses that will also serve to support the wider economy of the City Centre.</p> <p>The regeneration of Castleward will deliver:</p> <p>(a) a minimum of 800 new high quality, mixed tenure homes;</p> <p>(b) new office and commercial uses, including major office development adjacent to Traffic Street</p> <p>(c) a new primary and nursery school and other community facilities to serve the new neighbourhood and/or replace existing facilities. The sharing of facilities and functions will be supported and encouraged where appropriate</p> <p>(d) the 'Castleward Boulevard' pedestrian link between the railway station and Core Area. Small scale convenience shopping and related commercial and community facilities will be permitted along the route of the 'boulevard' to support day-to-day needs and act as a focal point of the new neighbourhood</p> <p>(e) improved pedestrian and cycle access to Bass' Recreation Ground</p> <p>The regeneration of the former DRI site will deliver:</p> <ul style="list-style-type: none"> • a minimum of 400 new high quality mixed tenure homes; • the effective protection and enhancement of heritage assets within and adjacent to the site; • a positive contribution to the townscape of London Road; 	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>In all parts of the Eastern Fringes the Council will expect:</p> <ul style="list-style-type: none"> • a high standard of design which reflects the requirements of Policy CP3 and CP4 • a mix of housing typologies and supporting facilities to ensure that the new neighbourhood attracts a diverse population and caters for the changing needs of residents; • a 'green link' through the area providing a pedestrian and cycle link from Arboretum Park to Bass' Recreation Ground; • measures to improve accessibility to, and from, the City Centre, bus station and railway station by walking and cycling <p>The Council will work with partners to ensure that regeneration of the Eastern Fringes is delivered in a comprehensive manner and will use compulsory purchase powers if necessary to ensure delivery.</p>	
	<p>AC7 – The River Derwent Corridor:</p> <p>The River Derwent Corridor runs through the heart of the city and forms a key part of Derby's identity. It is an underutilised asset that has significant potential to deliver multiple benefits.</p> <p>The Council will continue to work with partners to transform Derby's relationship with the River Derwent by managing the impact of flooding, creating a high quality river corridor and providing opportunities for new business, investment and city living.</p> <p>The Council will encourage development proposals within the River Derwent Corridor, particularly where they help to implement the Our City Our River (OCOR) programme.</p> <p>Proposals within the River Derwent Corridor will be required to contribute to:</p> <p>(a) reducing overall flood risk through the provision of improved and realigned flood defences that create more space for water</p> <p>(b) unlocking the economic potential of the River Derwent Corridor through the appropriate regeneration of key riverside development sites</p> <p>(c) conserving and enhancing the rich cultural heritage of the Derwent Valley, including protecting the Outstanding Universal Value (OUV) of the World Heritage Site</p> <p>(d) creating a high quality river corridor that maximises the river corridor's leisure and tourism potential and enhances its links to the City Centre</p> <p>(e) promoting of the River Derwent Corridor as a sustainable transport route for walkers and cyclists, providing access and connectivity along the riverside</p> <p>(f) protecting and enhancing the landscape character of the river corridor and its contribution to the</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>green infrastructure and biodiversity networks within and beyond Derby</p> <p>(g) improving the ecological status of the River Derwent to deliver Water Framework Directive objectives</p> <p>All proposals within the River Corridor will be assessed in terms of their response to these objectives, taking account of context and the nature of proposals.</p> <p>The Council will also encourage proposals that:</p> <p>(h) harness the potential of the River Derwent Corridor for renewable energy production</p> <p>(i) facilitate the removal of barriers to navigation and the movement of wildlife along the river</p>	
	<p>AC8 - Our City, Our River:</p> <p>The 'Our City Our River' (OCOR) programme is the Council's and Environment Agency's shared vision to reduce flood risk by providing improved and realigned flood defences, thus creating more space for water. It will create significant opportunities for new development along the river corridor by providing appropriate levels of flood protection whilst enhancing the leisure, tourism, ecological and sustainable transport value of the River Derwent and its tributaries.</p> <p>Developers of sites within the defined OCOR area should engage with the OCOR programme at the earliest opportunity and work collaboratively with the City Council and the Environment Agency in order to ensure that the objectives set out in in this Policy and AC7 are achieved.</p> <p>In order to successfully deliver the OCOR programme and achieve the objectives set out in Policy AC7, the Council will:</p> <p>(a) ensure that development lying within the identified OCOR area does not prejudice the implementation of:</p> <ul style="list-style-type: none"> • improved and realigned flood defences • realigned flood conveyance corridors • other benefits associated with the OCOR programme <p>Where appropriate, the Council will also:</p> <p>(b) require development proposals within the identified OCOR area to implement the OCOR programme by incorporating the required flood defences into their design and through the provision of the new defences, necessary to facilitate development</p> <p>(c) seek to enter into legal agreements to secure the provision and maintenance of new defences from developers of proposals within the identified area</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>(d) require development proposals within the identified OCOR area to enable access to the flood defences for essential maintenance and inspection purposes</p> <p>(e) require development proposals to provide appropriate environmental enhancements to help mitigate and / or compensate for the environmental impacts of new flood defences, necessary to enable development</p> <p>In addition, the Council will:</p> <p>(f) require all new flood defences to be sympathetically designed taking account of the visual and historic sensitivity of the River Derwent Corridor</p> <p>(g) seek opportunities to provide environmental enhancements along the River Derwent Corridor, including enhancements to green infrastructure and biodiversity networks and opportunities to provide new public realm, including public art where it will contribute towards placemaking</p> <p>(h) investigate opportunities to seek contributions from developments that directly benefit from the implementation of the OCOR programme, where developments have not already contributed in the form of providing new defences. This will be investigated through the preparation of the Local Plan, Part 2</p>	
	<p>AC9 – Derwent Valley Mills World Heritage Site:</p> <p>The Council recognises the Outstanding Universal Value (OUV) of the Derwent Valley Mills World Heritage Site and will seek to preserve, protect and enhance the special character, appearance and distinctiveness of the area, in line with the Derwent Valley Mills World Heritage Site Management Plan.</p> <p>The Council will:</p> <p>(a) require proposals (including changes of use and conversions) within the area designated as a World Heritage Site to:</p> <ul style="list-style-type: none"> • preserve, protect and enhance the OUV of the area • encourage the physical and economic revitalisation of the area • enhance the area in terms of the siting, alignment, materials mass, scale and design of new buildings • protect and prevent harm to the biodiversity of the area and where possible, enhance it; and • demonstrate how the proposal will contribute towards the achievement of the management objectives outlined in Derwent Valley Mills World Heritage Site 	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>Management Plan</p> <p>Proposals that do not appropriately respond to these criteria will be resisted.</p> <p>(b) encourage opportunities to interpret and promote the significance of the World Heritage Site and its assets and sustainably enhance its economic well-being</p> <p>(c) only approve proposals for development outside the World Heritage Site, including sites within the World Heritage Site buffer zone, if they do not have an adverse effect upon the OUV of the World Heritage Site or its setting, including specific monitored views into and out of the site</p> <p>(d) only approve proposals for contemporary buildings within the World Heritage Site and associated buffer zone where they are complementary to the OUV</p> <p>(e) give special scrutiny to proposals for significant development within the World Heritage Site itself or the buffer zone which have the potential to impact upon the OUV. Proposals for significant development may be referred to the World Heritage Site Partnership for detailed appraisal</p>	
	<p>AC10 - Darley Abbey Mills:</p> <p>The Darley Abbey Mills Complex is a key part of the Derwent Valley Mills World Heritage Site and is an underappreciated asset within Derby. The Council wishes to see them sensitively transformed into a vibrant destination for business, leisure, tourism and cultural activity and make them a flagship conservation project within the World Heritage Site.</p> <p>The Council will work with its partners to overcome challenges and create a positive environment for long term investment from the private sector to deliver new uses for the buildings.</p> <p>Irrespective of specific uses, the Council will encourage proposals that bring vacant buildings back into use and that help to deliver the enhancements identified in the Darley Abbey Mills Masterplan, provided that they:</p> <p>(a) promote the conservation and enhancement of the listed buildings, including their setting, through sensitive adaption, in line with their significance</p> <p>(b) maintain the historic urban form of the complex and promote enhancement of public realm</p> <p>(c) do not adversely impact on the vitality and viability of defined centres in the hierarchy</p> <p>(d) are acceptable in terms of flood risk and where appropriate provide satisfactory flood and environmental mitigation consistent with the Our City Our River (OCOR) programme</p> <p>(e) are acceptable in terms of highways, access and parking and promote access by non-car modes of travel; and</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>(f) do not adversely impact upon the Outstanding Universal Value (OUV) of the World Heritage Site including specific monitored views into and out of the area</p> <p>The Council will also work in partnership with the site owners to deliver enhancements identified in the Darley Abbey Mills Masterplan, with the support of the Derwent Valley Mills World Heritage Site Partnership. Enhancements will include flood defence works as part of the OCOR programme.</p>	
	<p>AC11 – The Derwent Triangle:</p> <p>28 hectares of land to the rear of Wyvern Retail Park is allocated for the development of new employment generating uses, including B1, B2 and B8 development.</p> <p>The site will provide a logical extension to Pride Park, providing space for companies of all sizes in a high quality and accessible location.</p> <p>The Council will:</p> <p>(a) permit alternatives to B1, B2 or B8 uses where:</p> <ol style="list-style-type: none"> 1. alternative uses would complement employment uses and/or nearby leisure venues 2. it is demonstrated that the uses are required to facilitate the comprehensive delivery of the site and associated infrastructure 3. proposed uses would not undermine the objectives of the Plan, particularly objectives for City Centre vitality and viability 4. proposals would not prejudice the employment generating potential of the site 5. proposals would optimise the development potential of the land; and 6. proposals would contribute towards the aims and objectives of Policy CP9 <p>(b) seek to ensure that the site is developed comprehensively and that development on one part of the site does not prejudice development of the remainder</p> <p>(c) require appropriate contributions to facilitate improved access and egress arrangements onto the A52</p> <p>(d) permit proposals for office development (B1a), subject to the provisions of Policy CP11</p> <p>(e) require satisfactory flood and environmental mitigation consistent with the Our City Our River (OCOR) programme, potentially enabling additional land to be incorporated into the Lower Derwent Green Wedge</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>(f) require satisfactory treatment of the area adjoining the River Derwent in terms of visual, recreational and natural history importance</p> <p>(g) require developers to make adequate provision for the potential restoration of the Derby and Sandiacre Canal</p> <p>(h) require adequate provision for high quality cycle and pedestrian links, including links to the riverside cycle route. The Council will also support proposals for improved cycle/pedestrian links to the 'leisure hub' on Pride Park</p>	
	<p>AC12 - Derby Commercial Park, Raynesway:</p> <p>64.7 hectares of land at the southern end of Raynesway is allocated for the development of new employment generating uses, including B1, B2 and B8 development.</p> <p>The Council will:</p> <p>(a) only permit office development (B1a) where it meets the provisions of Policy CP11</p> <p>(b) only permit complementary uses within the plot fronting the A6 Alvaston Bypass, provided proposals do not undermine the overall strategy of the Plan and the development density of the proposal optimises the employment generating potential of the land</p> <p>(c) require satisfactory treatment of the area adjoining the River Derwent in terms of visual, recreational and natural history importance. A landscaped buffer protection zone will be specifically required on each side of the River Derwent potentially enabling additional land to be incorporated into the Lower Derwent Green Wedge and providing an extension and enhancement to the green infrastructure network</p> <p>(d) require satisfactory flood and environmental mitigation to mitigate flood risk and ensure that as much of the allocated site as possible can be brought forward for employment generating uses</p> <p>(e) seek to ensure that the site is developed comprehensively and that development on one part of the site does not prejudice development of the remainder</p> <p>(f) seek to ensure that development of the site does not adversely impact upon the setting and significance of Elvaston Castle and its historic parks and gardens</p> <p>(g) require adequate provision for high quality cycle and pedestrian links, including links to the riverside cycle route</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>
	<p>AC13 – Former Celanese Acetate Site, Spondon:</p>	<p>There is no pathway linking the proposed development to</p>

Heading	Policies	HRA Screening outcome
	<p>The former Celanese Acetate site is a significant, brownfield regeneration opportunity with the potential to contribute towards the aims and objectives of this Plan.</p> <p>Continued use of the site for employment uses (B1, B2 and B8) would be acceptable in principle, however the Council will continue to work positively with the landowner to identify an appropriate comprehensive redevelopment scheme for the site that is sustainable and takes full account of the constraints including development viability.</p> <p>The Council will only permit the redevelopment of this site where it can be demonstrated that:</p> <ul style="list-style-type: none"> (a) proposals are capable of creating a sustainable form of development (b) proposals would contribute to the wider aims and objectives of this Plan and would not undermine the Strategy (c) land contamination has been satisfactorily remediated to a standard appropriate to the proposed use (d) appropriate access arrangements can be provided, taking account of the level crossing on Station Road (e) proposals would provide satisfactory flood and environmental mitigation taking account of the impacts of the Our City Our River (OCOR) programme (f) proposals would contribute to the extension and enhancement of the green infrastructure network, including links to surrounding Local Wildlife Sites and the River Derwent. (g) proposals could be served by public transport (h) proposals for office development (B1a) meet the requirements of Policy CP11 (i) proposals would provide satisfactory treatment of the area adjoining the River Derwent in terms of visual, recreational and natural history importance (j) proposals would provide good quality cycle and pedestrian links, including links to the riverside cycle route. <p>In the case of proposals for non-employment uses it must also be demonstrated that:</p> <ul style="list-style-type: none"> (k) alternative uses would not lead to a deficiency in terms of quantitative or qualitative employment land supply; or (l) alternative uses are needed to make comprehensive regeneration of the site deliverable 	<p>the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>In addition, in the case of proposals for residential development it must be demonstrated that:</p> <p>(m) proposals would create a critical mass of development to deliver a high quality, new sustainable neighbourhood with on-site facilities</p>	
	<p>AC14 – Osmaston Regeneration Area: The Osmaston area will be transformed to create a residential neighbourhood in which families will aspire to live and which will be economically vibrant. This will be achieved through the redevelopment of a number of key brownfield sites and the renovation, improvement or replacement of poorer quality housing and facilities. The regeneration of the area will deliver a minimum of 600 new, high quality, mixed tenure homes. The transformation of the area will also provide a legacy for Rolls-Royce, recognising the historic and cultural significance of their presence in Osmaston.</p> <p>The Council will:</p> <p>(a) work closely with partners and through a Joint Venture delivery vehicle to establish and deliver a masterplan for the regeneration of the Osmaston area. Key partners will include Rolls-Royce, a preferred developer and the local community group Osmaston Community Association of Residents (OSCAR)</p> <p>(b) ensure that new residential development is complemented by the provision and enhancement of local amenities and facilities and access to employment opportunities. Local facilities will be focussed in the centre of the neighbourhood providing a central hub to the new community and will include opportunities to re-use the Marble Hall building on Nightingale Road. Proposals that maintain and enhance the listed Marble Hall and bring it back into beneficial use will be encouraged</p> <p>(c) support the delivery of new, high quality homes on a number of brownfield sites including: The former Rolls-Royce Main Works site on Nightingale Road;</p> <ul style="list-style-type: none"> • Land either side of Glossop Street; • Rolls-Royce Elton Road Works. <p>(d) identify and deliver an appropriate development on the former Rolls-Royce Light Alloy Foundry (LAF) site which is a key regeneration opportunity</p> <p>(e) deliver improvements to the local primary school. Osmaston Primary School will be refurbished creating a high quality focal point for the community, and creating a catalyst to the wider, longer term social and economic regeneration of the area</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>(f) maintain and improve the public realm, green spaces and internal and external pedestrian and cycle links, particularly with Osmaston Park, employment opportunities including the proposed employment area to the south of Wilmore Road and at Pride Park and links to Allenton District Centre</p> <p>(g) encourage the delivery of developments which will provide a legacy reflecting the cultural and historic relevance of the area and its relationship with Rolls- Royce as a world leading manufacturing and engineering company</p> <p>(h) encourage the development of employment generating uses and particularly those which would create employment opportunities for local people</p>	
	<p>AC15 – Land South of Wilmore Road, Sinfin (Infinity Park Derby):</p> <p>86.8 hectares of land is allocated to the south of Wilmore Road for the development of a new high quality business park accommodating B1, B2 and B8 uses.</p> <p>The site is identified for the development of a unique, innovation and technology park that will showcase and support innovation related to the automotive, rail, aerospace and energy sectors. It will provide high quality accommodation for companies in the manufacturing and manufacturing services sectors.</p> <p>The first development within the ‘Infinity Park Derby’ area of the site will be an ‘Innovation Hub’ including an ‘Innovation Centre’. The Innovation Centre will provide managed workspace and showcase R&D facilities, networks and support that will be offered to companies locating in this area of the City.</p> <p>The Council will:</p> <p>(a) support proposals which deliver a new link road between Wilmore Road and Holmleigh Way, provided that they do not prejudice the future restoration of the Derby and Sandiacre Canal. The road link will provide direct access to the new employment area from the A50. Developers of plots accessing the new road will be required to contribute towards design and construction costs</p> <p>(b) permit the development of offices (B1a) within all areas of the site, subject to the provisions of Policy CP11. The Council will have regard to the complementarity of such proposals with the vision for the site and the relationship with surrounding uses</p> <p>(c) limit the amount of B8 development across the whole site to 50% of overall floorspace, excluding complementary uses, in order to ensure that development is in-keeping with the vision</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>for the area and does not prejudice the development of other employment sites within the city</p> <p>(d) encourage the development of on-site, small-scale, complementary uses to serve the immediate employment area, where they would not undermine the overall strategy of the Plan and where proposals optimise the employment generating potential of the area. Complementary uses should be located centrally within the development to encourage walking and cycling</p> <p>(e) require the layout, scale, function and mix of development to respect the proximity of residential properties to the east and west of the site and open countryside to the south of the site. The layout and mix of development should also be compatible with the reasonable operation of the Rolls-Royce test beds on Wilmore Road</p> <p>(f) require proposals to maximise the development potential of the allocated area and exhibit high standards of urban design and landscaping throughout the site</p> <p>(g) ensure that access to the land to the south of Sinfin Moor Lane minimises the impact on the recreational and biodiversity value of the route and surrounding hedgerows</p> <p>(h) require comprehensive flood alleviation measures to satisfactorily mitigate flood risk, whilst maximising the developable area of the site</p> <p>(i) seek to protect and enhance the biodiversity resources and rights of way within the site and the amenity of nearby residential areas by requiring the provision of a network of green infrastructure throughout the site, including the provision of structural planting and non motorised multi-user routes, including:</p> <ol style="list-style-type: none"> 1. A landscaped buffer along both sides of Main Drain / Sinfin Moor Lane 2. A landscaped buffer along both sides of Cuttle Brook 3. Structural planting on the eastern and western edges of the site, incorporating the rights of way 4. A landscaped multi-user route incorporating the rights of way from Sinfin Moor Lane to Wilmore Road 5. Measures to conserve and extend the woodland at Moor Plantation; and 6. Measures to maximise the biodiversity and amenity value of the areas of the site used for surface water management and flood risk mitigation <p>The Council will require appropriate alternative provision to be made to mitigate the loss or damage of environmental and recreational assets.</p> <p>(j) support proposals for delivery of the 'South Derby Integrated Transport Link', subject to the requirements of Policy CP24, and proposals that help provide sustainable and accessible links to new housing at Wragley Way</p> <p>(k) seek to ensure that the site is developed comprehensively and that development on one part of</p>	

Heading	Policies	HRA Screening outcome
	the site does not prejudice development of the remainder or its long term expansion	
	<p>AC16 – Derby Aerospace Campus:</p> <p>The Council will support the rationalisation and enhancement of Rolls-Royce’s existing facilities in the Victory Road, Wilmore Road and Moor Lane areas in order to create a new revitalised and efficient campus at the heart of Rolls-Royce’s facilities in Sinfin.</p> <p>The new campus will significantly improve the working environment for employees and create a high quality environment in which to showcase Rolls-Royce as a major global business.</p> <p>The Council will:</p> <ul style="list-style-type: none"> (a) support proposals that help to deliver enhancements to existing Rolls-Royce facilities (b) support the rationalisation of existing buildings and the construction of new facilities within the defined Campus area. (c) support comprehensive public realm works within the defined Campus area (d) support the provision of complementary uses within the defined Campus area, subject to them not undermining the overall Strategy (e) require proposals to protect or enhance biodiversity features and enhance green infrastructure linkages where possible 	There is no pathway linking the proposed development to the River Mease SAC.
	<p>AC17 - Sinfin Lane:</p> <p>The existing employment land between Sinfin Lane, Goodsmoor Road and the Derby to Birmingham railway line is a significant brownfield regeneration opportunity with the potential to contribute towards the City’s long term employment or housing needs.</p> <p>Continued use of the site for employment uses (B1, B2 and B8) is acceptable in principle. Alternatively, the Council would support the comprehensive regeneration of the site for new homes, providing a new sustainable extension to Sinfin and improving the environment for local residents.</p> <p>In the case of proposals for the continuation of employment uses, the Council will require:</p> <ul style="list-style-type: none"> (a) proposals for new office development (B1a) to meet the requirements of Policy CP11 <p>In the case of residential redevelopment proposals, the Council will require:</p> <ul style="list-style-type: none"> (b) demonstration that a satisfactory living environment can be created through appropriate layout and design, taking account of surrounding employment uses. Appropriate sound attenuation 	There is no pathway linking the proposed development to the River Mease SAC.

Heading	Policies	HRA Screening outcome
	<p>measures to mitigate noise from the railway line and industrial areas to the north of the site will be required</p> <p>(c) proposals to be compatible with surrounding employment activity</p> <p>(d) the provision of adequate access arrangements including a new link road linking Goodsmoor Road and Sinfin Lane, providing for all forms of travel and a new traffic light controlled junction providing access to the site from Sinfin Lane</p> <p>(e) the provision of on-site and off-site junction improvements</p> <p>(f) provision to be made for the long term management and protection of the Great Crested Newt habitat</p>	
	<p>AC18 - Wragley Way:</p> <p>Land south of Wragley Way will form part of a new sustainable urban extension to Derby, the majority of which will be within South Derbyshire. Land within the City will deliver a minimum of 180 new, high quality, mixed tenure homes. The whole strategic location south of the urban extent of the City will provide over 2,000 new homes and supporting infrastructure when complete.</p> <p>The City Council will work with South Derbyshire District Council to ensure that the new neighbourhood is comprehensively masterplanned, embraces high quality design standards and delivers a sustainable addition to the city. It will provide a range of new homes and will integrate with existing development along Wragley Way, helping to form a seamless extension to the built area of the City.</p> <p>Similarly, green infrastructure links and pedestrian and cycle routes should be established to allow people to walk and cycle through the site and provide access to the new local facilities. They should also provide access to the existing local facilities at Sinfin District Centre, employment opportunities and links to the open countryside in south Derbyshire and the recreational benefits which it provides.</p> <p>The Council will work with South Derbyshire District Council to ensure that :</p> <p>(a) new highway infrastructure is provided to help mitigate the impact of the development on the local and strategic road networks. This will include the development of, or contributions towards, the construction of the South Derby Integrated Transport Link. The potential for a new junction onto the A50 to be delivered in the future should not be prejudiced. Contributions may also be required towards improvements to the Strategic Road Network as necessary.</p> <p>(b) appropriate primary school provision is made serve the wider development as a whole</p> <p>(c) Secondary school needs are met through the extension of existing facilities and / or the</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>provision of a new secondary school</p> <p>(d) new on-site local shopping and community facilities are provided to meet the needs arising from the new development</p> <p>(e) appropriate flood mitigation and drainage measures are implemented</p> <p>(f) appropriate landscaping / buffering is provided between new homes and the proposed employment site south of Wilmore Road (Infinity Park), the Derby to Birmingham railway line west of Stenson Road, the Local Wildlife Site/ Local Nature Reserve at Sinfin Moor Lane Meadows and between new homes and the A50 trunk road</p> <p>(g) a mix of new green infrastructure is provided to meet the needs of residents. Green infrastructure should be integrated to create a cross boundary network of green spaces</p> <p>(h) improvements to the Green Wedge at Sinfin Moor. The boundaries of the Green Wedge should also be strengthened</p> <p>(i) cycleway and pedestrian links are provided and/or improved across and around the site including links to Infinity Park, the local District Centre at Sinfin and to the open countryside and wider rights of way network.</p> <p>Within the City, the City Council will require development:</p> <p>(j) to be designed to integrate fully with the larger element of the development in South Derbyshire, particularly in terms of scale, design and road, cycle and pedestrian links;</p> <p>(k) where appropriate, to contribute to the provision of supporting infrastructure which will be required as a result of the development. Supporting infrastructure will be carefully planned and co-ordinated between the two authorities and may be required within the City and/or South Derbyshire</p>	
	<p>AC19 - Manor Kingsway:</p> <p>Land at the former Manor and Kingsway Hospitals is allocated for a minimum of 700 new high quality homes. The new homes will be complemented by the provision of local facilities, amenities and job opportunities, transforming the area into a new sustainable extension to the suburbs of Littleover and Mickleover.</p> <p>The Council will require:</p> <p>(a) the construction of a high quality business park (B1) on no less than 5 hectares</p> <p>(b) access points from the A5111 and Manor Park Way, with no more than 100 dwellings taking vehicular access from the junction of the A38 / A516 / B5020</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>(c) a new Neighbourhood Centre at the heart of the development including small scale community uses (D1) and other local facilities (A1-A5) to serve the new community</p> <p>(d) on site and off site road and junction improvements, including the signalisation of the A38 / A5111 junction</p> <p>(e) high quality pedestrian and cycle routes within the site</p> <p>(f) new sports facilities and open space within the Mackworth / Mickleover Green Wedge</p> <p>(g) appropriate conservation of on-site heritage assets in line with their significance</p> <p>(h) contributions towards the extension of local primary and secondary schools</p> <p>Development of the site should also contribute towards a link across the A38 to the proposed Bramble Brook cycle way and secure the retention of trees and landscape features which make a significant contribution to the character and appearance of the site.</p>	
	<p>AC20 - Rykneld Road:</p> <p>Land on both sides of Rykneld Road is allocated for a minimum of 900 high quality new homes. It will form part of a larger growth area that will also include the development of 1200 new homes on land within South Derbyshire. Development will be built to a high design standard and will be a sustainable extension to the city.</p> <p>The Council will require:</p> <p>(a) a coordinated approach to development, taking account of the Highfields Farm allocation within South Derbyshire</p> <p>(b) a new primary school and contributions to the extension of local Secondary Schools</p> <p>(c) the expansion of Heatherton Neighbourhood Centre to provide extended shopping facilities and community uses, including a small supermarket. Expansion should complement the provision of similar facilities within the South Derbyshire element of the development</p> <p>(d) employment uses on land adjacent to the enlarged local centre, providing at least 2.4 hectares of B1 development</p> <p>(e) measures to encourage alternative forms of transport to the car</p> <p>(f) high quality pedestrian and cycle routes within the site and links between these and existing or proposed routes beyond the site</p> <p>(g) the provision of two access points to each part of the site and on-site and off-site road and junction improvements, including improvements to the A38 / A50 junction prior to the occupation of the 500th dwelling and improvements to the Chain Lane / Burton Road / Pastures Hill / Hillsway</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>junction prior to the occupation of the 300th dwelling</p> <p>(h) attenuation measures for noise generated by vehicles on the A38</p> <p>(i) appropriate flood mitigation measures</p> <p>(j) measures to enhance the green infrastructure and biodiversity networks</p> <p>The Council will continue to work with South Derbyshire District Council and developers to ensure that development proposals offer a holistic vision for a new suburb that are delivered in a comprehensive manner across local authority boundaries.</p>	
	<p>AC21 – Hackwood Farm:</p> <p>Land at Hackwood Farm, to the west of Station Road, Mickleover will provide a minimum of 400 new high quality homes in Derby, as part of a larger development of at least 690 homes, including land in South Derbyshire.</p> <p>The Council will work with South Derbyshire District Council to ensure that:</p> <p>(a) a comprehensive approach to cross boundary development and the delivery of required infrastructure to support the site</p> <p>(b) new development embraces high quality design standards and reflects the sensitivity of the location, particularly in terms of the rural landscape and setting of Radbourne Hall beyond the site. Landscaping and a green buffer will need to be provided on the periphery of the site in South Derbyshire where it meets the open countryside</p> <p>(c) a new primary school is provided on site and contributions are made to provision of secondary school places</p> <p>(d) there are a minimum of two points of highway access to the cross boundary site. Any access from Radbourne Lane should be fully integrated with the whole site, should incorporate footways and should maintain as much of the hedgerow along Radbourne Lane as possible, particularly the most sensitive parts of the hedgerow in terms of biodiversity</p> <p>The Council will require:</p> <p>(e) a new Neighbourhood Centre to be provided on site of a scale to meet the needs of the new development and not impact on other centres in the hierarchy. The Council will welcome efforts to retain the existing farm buildings as part of the local centre</p> <p>(f) enhancements to remaining areas of the Green Wedge to the west of Station Road, including the provision of new public green space</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>(g) improvements to the junction of Station Road and Radbourne Lane</p> <p>(h) as part of the green infrastructure network for the site, retention of as much as possible of the hedgerow along Radbourne Lane, subject to highway improvement and site access requirements, and provision of new hedgerows and tree planting to compensate for losses caused by the development</p> <p>(i) links to be provided across the Mickleover to Egginton Greenway linking the site with existing residential areas, bus services and shopping facilities south of the railway cutting. Subject to viability and feasibility these requirements should include a new pedestrian / cycle bridge</p> <p>(j) improved links across the site and between the site and the open countryside including improvements to the walking, cycling and horse riding network in the area;</p> <p>(k) comprehensive flood mitigation measures to address fluvial and surface water flood risk issues;</p> <p>(l) contributions to the implementation of a bus service to access the site and provide links with the wider area and particularly the City Centre.</p>	
	<p>AC22 – Mickleover and Mackworth:</p> <p>Land between Mickleover and Mackworth will deliver high quality mixed tenure new homes in the form of two urban extensions made up of up to 200 homes as extension to Mickleover, to the north of Onslow Road and up to 221 new homes as an extension to Mackworth, on the site of the former Mackworth College.</p> <p>The Council will require:</p> <p>(a) new development to embrace high design standards, reflecting the sensitivity of the greenfield location and proximity of existing residential properties, particularly on Onslow Road</p> <p>(b) new development in this broad location to maintain the principle of the Mickleover / Mackworth Green Wedge allowing open countryside to penetrate into the City whilst reinforcing and defining the character and integrity of the two distinct suburbs of Mickleover and Mackworth</p> <p>(c) new development to the north of Onslow Road to take vehicular access from Station Road and contribute towards the provision of necessary off-site highway improvements</p> <p>(d) contributions to extend primary and secondary school provision. Any expansion of Murray Park School should have no adverse impact on the role and function of the Green Wedge, which this policy seeks to maintain</p> <p>(e) new development to exploit opportunities to improve the existing cycle network to link routes 54 and 68, along the route of the former railway line</p> <p>(f) development in this broad location should minimise impact upon the mouth of the green wedge</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>and facilitate the delivery of qualitative improvements to the Green Wedge and to facilities within it. Improvements will include the creation of new areas of green space, improved connectivity, linkages and overall accessibility</p> <p>(g) new development to the north of Onslow Road to fully take account of and mitigate potential impacts on the nearby wildlife site and the ecological value of the ponds and hedgerows within the allocated area that also form part of the local wildlife site</p> <p>(h) new development on the former Mackworth College site to deliver improvements to existing recreational and community facilities on site through the provision of a new health centre, additional changing facilities and improved play and other green space</p> <p>(i) new development to exploit opportunities to enhance biodiversity and provide sustainable flood alleviation measures.</p>	
	<p>AC23 - Boulton Moor:</p> <p>Land at Boulton Moor will provide approximately 1,000 high quality, mixed tenure new homes. New development will include approximately 200 new homes as an extension to Chellaston, to the north of Fellow Lands Way and approximately 800 new homes as an urban extension to the south of Field Lane, Alvaston. New development in this area will also deliver significant new green infrastructure within the retained area of Green Wedge between the two sites.</p> <p>The 800 new homes to the south of Field Lane will be a component part of a new strategic urban extension to Derby which will include the phased development of 2,750 homes, of which 1,950 will be built on land within South Derbyshire, creating a sustainable new neighbourhood. The wider development will be comprehensively masterplanned to ensure that there is a clear and deliverable vision for the new community, with appropriate infrastructure delivered in a timely manner, making it a sustainable addition to the city.</p> <p>The Council will require:</p> <p>(a) New development to embrace high design standards, including a jointly prepared Development Framework Document to ensure a holistic vision for the wider cross boundary site is developed and implemented. A plan of phasing for the delivery of the cross-border site shall be submitted with any planning application.</p> <p>(b) New development in this broad location to maintain the principle of the Boulton Moor Green Wedge allowing open countryside to penetrate into the City whilst reinforcing and defining the character and integrity of the two distinct suburbs of Alvaston and Chellaston</p> <p>(c) The delivery of significant qualitative improvements to the Green Wedge and existing green spaces, including the creation of significant new green infrastructure to meet the existing unmet need for significant scale green space in the south of the City in line with the vision for green</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>space uses set out in Policy CP16.</p> <p>(d) Create strategic landscape boundaries to the outer edges of the developments to mitigate the urbanising impact of new development upon the Green Wedge and surrounding open countryside and to create new defensible boundaries</p> <p>(e) The layout and design of development on the Chellaston side of the Green Wedge to integrate with the existing townscape, creating a seamless extension to the built development in this area</p> <p>(f) Appropriate new shopping and community facilities provided as part of the 800 home development complementing the new district centre to be provided as part of the development in South Derbyshire</p> <p>(g) As part of the comprehensive cross-boundary development, a package of sustainable transport measures , including contributions to the delivery of a new park and ride and associated bus service to serve this and wider urban extension site</p> <p>(h) As part of the comprehensive cross-boundary development, appropriate on-site and off site highways works, including improvements to Snelsmoor Lane to ensure the impacts on its junctions with the A6 and High Street are satisfactorily mitigated. Developer contributions toward improvements to the Strategic Road Network may also be required as necessary and appropriate.</p> <p>(i) New access points to be created a) to serve the 200 home development off Fellowlands Way and b) to serve the 800 home development with main access off Snelsmoor Lane and secondary access off Field Lane</p> <p>(j) High quality pedestrian and cycle routes within the site and links between these and existing or proposed routes and green spaces beyond the site, including the green wedge, Elvaston Castle and new /extended schools</p> <p>(k) The delivery of a new on-site Primary School as part of the 800 home development. Development on the Chellaston side will need to be appropriately phased to ensure that primary needs can be met by new schools developed as part of other new developments in the wider area (see Policy CP21)</p> <p>(l) Contributions towards the extension of a local secondary school and / or the delivery of a new secondary school</p> <p>(m) Provision of comprehensive cross-boundary flood mitigation measures; to address fluvial and surface water issues relating to the Thulston Brook watercourse and ground water levels. A cross-boundary flood risk assessment shall be submitted with any application.</p> <p>(n) Both built development and the implementation of drainage, flood mitigation, green infrastructure and landscape schemes to not adversely impact the archaeological and geomorphological interest of the area, relating to the nearby SSSI.</p>	

Heading	Policies	HRA Screening outcome
	<p>(o) That the urban extension as a whole will not adversely impact upon the setting of the nearby Elvaston Castle Historic Park and Garden and other heritage assets</p> <p>Proposals that do not positively respond to these requirements will be resisted.</p>	
	<p>AC24 – South of Chellaston:</p> <p>Land to the south of Chellaston will be developed as a new urban extension to the City. Development will be spread across sites to the east and west of Swarkestone Road. Sites within the City will include land at Woodlands Farm and to the south of Holmleigh Way and will contribute around 100 new homes. These sites will form part of a larger development of around 750 new homes that will include land within South Derbyshire.</p> <p>Development in this area should exhibit high design standards and reflect the character of the Chellaston area. New homes should seamlessly integrate into the area across both sides of the City boundary, providing a high quality, mixed tenure and sustainable addition to the city.</p> <p>The Council will require development in this area of the city to:</p> <ul style="list-style-type: none"> (a) safeguard the line of the former Derby and Sandiacre canal route to allow future restoration; (b) contribute to the provision of new primary and secondary school places (c) provide a buffer between new development and the A50 to ensure that a satisfactory living environment can be created; (d) not prejudice the development of the new link road or the Land South of Wilmore Road, Sinfin ; (e) provide a buffer between new development and the route of the new link road to ensure that a satisfactory living environment can be created; (f) provide comprehensive flood mitigation measures; (g) provide links to existing walking and cycling routes and access to existing local facilities; (h) provide on-site and off-site highways works. Development will be conditioned to ensure that highways works are completed before a proportion of homes are completed. (i) provide a buffer between new development and the Chellaston Brick Works LNR and ensure existing biodiversity assets are retained and integrated with development. 	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>
	<p>AC25 - Brook Farm:</p> <p>Land to the north of Oregon Way and Tennessee Road, will deliver up to 275 new high quality homes forming a sustainable urban extension to the north of Chaddesden.</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>The Council will require:</p> <p>(a) new development to embrace high design standards and reflect the sensitivity of the location, in particular the topography of the site, its prominence and its relationship with the nearby Green Belt and open countryside</p> <p>(b) the formation of improved pedestrian and cycle links into the existing residential areas of Chaddesden via Tennessee Road and Oregon Way. Walking and cycling links will be provided across the site improving connectivity with the open countryside;</p> <p>(c) the formation of a 'green corridor / buffer' along the southern edge of Chaddesden / Lees Brook which will act as a buffer between new development and the brook, forming a recreational route way. The buffer will act to protect and enhance the biodiversity value of the brook and form connections with areas of accessible public green space</p> <p>(d) where possible, the retention of existing hedgerows within the development;</p> <p>(e) contributions to primary and secondary school place provision;</p> <p>(f) that no vehicular access to the site to be taken from Acorn Way or Tennessee Road;</p> <p>(g) the provision of publicly accessible recreational green space;</p> <p>(h) a comprehensive surface water management scheme to be implemented; and</p> <p>(i) that if Extra Care housing is included in the development a minimum of 60 units and supporting communal facilities are provided</p>	
	<p>AC26 – Land South of Mansfield Road, Oakwood:</p> <p>Land to the north-west of Chaddesden Wood will deliver up to 200 new high quality homes forming a sustainable extension to Oakwood.</p> <p>The Council will require:</p> <p>(a) new development to embrace high design standards and reflect the sensitivity of the location, in particular the topography of the site, its prominence and its relationship with the nearby Green Belt, Green Wedge and open countryside</p> <p>(b) comprehensive landscaping throughout the scheme to help mitigate the urbanising impact of the development on the remaining areas of Green Wedge and the Green Belt to the north. A green corridor along the eastern boundary of the site will be required to act as a buffer between the new development and the Green Wedge, providing a link between Chaddesden Wood and the open countryside</p> <p>(c) that the site is only accessed from the A608 and will be designed to reflect the sensitivity of the</p>	<p>There is no pathway linking the proposed development to the River Mease SAC.</p>

Heading	Policies	HRA Screening outcome
	<p>greenfield location</p> <p>(d) improved pedestrian and cycle links into the existing residential areas, the Green Wedge and Chaddesden Wood</p> <p>(e) that the principle of the Oakwood Green Wedge is maintained, allowing open countryside to penetrate into the built area.</p> <p>(f) that development will contribute to the expansion, enhancement and on-going maintenance of Chaddesden Wood.</p> <p>(g) the provision of publicly accessible recreational green space</p> <p>(h) a comprehensive surface water management scheme to be implemented.</p> <p>(i) contributions towards both primary and secondary School provision in the local area.</p>	
Making it Happen:	<p>MH1 – Delivering Infrastructure:</p> <p>The Council is committed to ensure that the necessary and appropriate infrastructure, facilities, amenities and other planning benefits are provided to:</p> <ul style="list-style-type: none"> • Meet the objectives of this plan and mitigate the impact of development • Facilitate growth • Solve existing problems <p>The Council will only permit proposals for new development where a comprehensive and co-ordinated approach to both phasing and infrastructure can be demonstrated. In particular the City Council will seek to ensure that the density, layout and design of roads, buildings and green space is comprehensively phased and implemented within identified development sites.</p> <p>Through the use of planning obligations, the Council will ensure that new development will be supported by the necessary and appropriate infrastructure, such as:</p> <ul style="list-style-type: none"> • Affordable housing and lifetime homes • Education facilities • Pedestrian, cycle and public transport facilities, disabled people’s access and services • Traffic management measures and road improvements • Water, sewerage, surface water drainage and flood defences • Health and community facilities 	There is no pathway to the River Mease SAC.

Heading	Policies	HRA Screening outcome
	<ul style="list-style-type: none"> • Provision of green infrastructure, including public green space, sport and recreation facilities • Public realm improvements and public art • Protection or enhancement of the City’s cultural heritage • Any other infrastructure deemed necessary to mitigate the impact of the development <p>Proposals that do not make adequate provision for necessary infrastructure will be resisted.</p> <p>The Council will:</p> <p>(a) work in partnership with infrastructure providers, grant funders, the development industry and other delivery agencies to seek the necessary infrastructure to support new development, mitigate its impact and improve the lives of people living in Derby</p> <p>(b) take the necessary action to implement the policies and proposals of this plan, including:</p> <ul style="list-style-type: none"> • Applying planning conditions • Securing developer contributions • Entering into joint development schemes • Assisting with site assembly • Using Compulsory Purchase powers • Seeking external funding • Enforcement powers <p>(c) use Section 106 obligations, the Community Infrastructure Levy (CIL) or successor regulations/ guidance to secure developer contributions. Where appropriate, these contributions will be pooled to allow the provision of strategic infrastructure that individual schemes cannot justify on their own</p> <p>(d) set out strategic infrastructure priorities in its Infrastructure Delivery Plan.</p> <p>(e) determine the nature and scale of any planning obligation sought by taking into account specific site conditions and other material considerations including long-term viability, redevelopment of previously developed land or mitigation of contamination may be taken into account</p> <p>(f) ensure that the necessary infrastructure is provided either on-site or off-site as part of the development or by making financial contributions towards its provision and/ or maintenance</p> <p>Where a developer can provide robust evidence to demonstrate that it is not viable to deliver the</p>	

Heading	Policies	HRA Screening outcome
	policy requirement, the Council may require developers to enter a 'clawback' agreement which will allow contributions to be increased in the future should higher levels of viability become achievable during the lifetime of a development.	

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About AECOM

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