



Derby City Council

**Sustainability Appraisal (SA) of the Derby
City Local Plan Part 1: *The Core Strategy***

Technical Appendix A – *Site Proformas*

August 2015

TECHNICAL APPENDIX A

This document supports the SA (Sustainability Appraisal) of the Derby Local Plan (the Core Strategy) as a Technical Appendix. It contains the site proformas for sites considered as part of the SA process to support the proposed changes to the Local Plan (Core Strategy).

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SITE PROFORMAS

Site Name:	A38/A6 roundabout	Size (ha):	2.27
SHLAA /ELR Ref:	DER/0013		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The 6.x service operates at 4 per hour and takes 13 minutes to the City centre.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The closest centre is the Duffield Road Neighbourhood Centre at an approximate radius of 600m although the walking distance is likely to be appreciably longer		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Morrison's is at a radius of 1100m but is on the opposite side of the Green Wedge and main railway line. The journey to the store would, therefore, be much longer.		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m radius of a GP surgery in the Duffield Road Neighbourhood Centre		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Most of the site is just within an 800m radius of a pharmacy at the Duffield Road Neighbourhood Centre but would be further away by a walking route		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m radius of dentist in Duffield Road Neighbourhood Centre		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	28 minutes total journey time, plus any time needed for transfer in the city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The nearest primary school is approximately 450m away.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only			1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The nearest City Park is at a radius of 3km from the site centre		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is approximately 900m from Darley Abbey Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The site is approximately 540m from Allestree Recreation Ground	Funds from a S106 Agreement could be used towards laying out a Neighbourhood Park	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	1.5km radius to cinema at Meteor Centre, would be further by road as on opposite side of the river		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	<p>R = > 10 min walk (800 m)</p> <p>A = 5-10 min walk (400-800m)</p> <p>G = 0-5 min walk (0-400m)</p>	The site is 150m from Duffield Road where service 6.x runs at 4 per hour		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	<p>R = > 30 min public transport (> 5km – if urban extension)</p> <p>A = 15-30 min public transport (2.5 – 5km if urban extension)</p> <p>G = 0-15min public transport (less than 2.5km if urban extension)</p>	The total journey time will be 17 minutes which includes the bus transfer time to the station. This does not include any 'dead' time between services in the City centre.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	<p>R = > 800 m</p> <p>A = 400-800m</p> <p>G = 0-400m</p>	The nearest cycle route is adjacent to the south-western corner of the site		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = < 1 km of an AQMA</p> <p>G = > 1 km of an AQMA</p>	The closest AQMA is approximately 2.2km away		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	<p>R = <400m</p> <p>A = 400-800m</p> <p>G = >800m</p>	8.25km from the site centre to the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	<p>R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site</p> <p>A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site</p> <p>G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site</p>			

<p>Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?</p>		<p>R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace</p>			13
<p>Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?</p>		<p>R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No</p>			13
<p>Would the allocation impact on allotment space?</p>		<p>R = Contains allotment space G = Does not contain allotment space</p>			9, 13
<p>Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?</p>		<p>R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No</p>			12, 13
<p>Would the allocation of the site lead to loss of land within the Green Belt?</p>		<p>R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt</p>			4, 7, 13
<p>Would allocation of the site lead to loss of any land within a Green Wedge?</p>		<p>R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge</p>	<p>Development would intrude into and have a prominent visual impact on openness and character of the wedge. Development would be damaging to its definition and undermine strong boundaries.</p>		4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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								& Decision Making Criteria
	Is the site within an identified flood zone?		R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)					1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?		R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding					1B, 3
	Would development of the site contribute to waste water capacity constraints?		A = Site is located to the south or west of the River G = Site is not located to the south or west of River?					1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No	.		10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No	The site is within the WHS Buffer Zone. Its eastern boundary abuts the WHS. A small part of the site on the southern edge (potential access point?) is within the WHS. The closest monitored views are relatively close range views within the mills complex, the site being well separated from them by distance and topography.	Landscaping schemes could potentially reduce visual impact.	10, 11
Does the site lie within an	A = Yes			10, 13

Archaeological Alert Area?	G = No			
Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.	The site is on the edge of the urban area but is separated from it by the topography of the area.		5
Has the site been identified as being potentially contaminated?	R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health			3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	R = > 2km A = 1-2km G = <1km	Site centre is approximately 820m radius from the nearest existing core business and employment area. However, this is on the opposite side of the Green Wedge and the river without a direct link.		11
Would the allocation of the site result in a loss of employment space?	R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²) A = Allocation will lead to the loss of			11

		some on-site employment, but this will be less than 5000m ² G = No loss of employment space			
Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m ² G = Significant new employment floorspace (i.e. more than 5000m ²) N/A = site is for housing only			11
Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Greenfield site. Generally good access to services when measured in a straight line but poor access to some recreational facilities – Neighbourhood Park and indoor leisure facilities. Other than impact on the Green Wedge, which development would intrude into and have a prominent visual impact on its openness and character, there are no impacts on biodiversity and green infrastructure. There are potential constraints re waste water capacity. The site is within the WHS Buffer Zone, but otherwise no landscape, townscape or historic environment constraints.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Acorn Way	Size (ha):	6.76
SHLAA /ELR Ref:	DER/0015		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	Journey time of approximately 12 minutes from closest stop served by Trent Barton 'Indigo' (Fare stages either side are 9 and 14 minutes)		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Evidence submitted to CDLPR Inquiry gave the distance to Spondon District Centre as 1100m		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Asda Wal Mart is on the opposite side of Derby Road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The north eastern corner of the site is on the 800m radius and the south western corner is on the 1200m radius from a GP surgery in Spondon District Centre		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The closest pharmacy is in the Asda Wal Mart store on the opposite side of Derby Road		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The majority of the site is between 800m and 1200m radius of a dentist in Spondon – any available walking route is likely to be much further. The south western corner of the site is outside the 1200m radius.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 27 minutes, not taking into account any transfer time in the city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The closest primary school is in the region of 700m radius from the site centre		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	No direct public transport link from the site to a secondary school but the site is adjacent to a school site.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	5500m to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is between 800m and 1200m of Chaddesden Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The site is outside the 400m radius of Waterford Drive Play Area, Chaddesden which is adjacent to the A52 opposite the Wyvern Retail Park.	Funds from a S106 Agreement could be used towards the laying out of a Neighbourhood Park	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	DW Fitness at Pride Park is 1.9km radius from site centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The site is close to Nottingham Road where there is a regular bus service.		1a, 2, 3. 5. 12
	How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Total bus journey from closest service (Trent Barton Indigo) would be in the region of 16/17 minutes (18 minutes and 13 minutes from fare stages either side of stop closest to the site) to the main train station. This does not including the walking time to the stop or transfer times in the city centre. Depending on the service, the journey time from Spondon station to the main rail station is 5 or 7 minutes. The service is limited outside commuting times. However, the station is approximately 900m radius from the site.		1a, 2, 3. 5. 12
	How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle routes are around 50m away on the opposite side of Derby Road and Acorn Way		1a, 2, 3. 5. 12
	Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The site is less than 1km from the AQMA to the south of Spondon centred on the A52.		3
Biodiversity & Green Infrastructure					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	Approximately 4.6km from site centre to SSSI		13
	Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site			

		G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	Wildlife site E4(45) is immediately to the north of the site	A buffer zone as part of the development on its northern edge would assist in ameliorating effects	13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green	At the CDLPR Inquiry, the Inspector stated that “The loss of this site to development, even with open land remaining to the north and east, would seriously compromise the function and character of the green wedge.”		4, 7, 13

		Wedge				
Flood Risk & Water						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Is the site within an identified flood zone?		R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?		R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	The site does not appear to be at risk, there are areas on the southern boundary but these appear to be outside the area.		1B, 3
	Would development of the site contribute to waste water capacity constraints?		A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,
Landscape, townscape and the historic environment						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?		A = Yes G = No			10,
	Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?		A = Yes G = No			10
	Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?		A = Yes G = No			10, 13
	Is the site within, adjacent to or in close proximity to a Conservation Area?		A = Yes G = No			10
	Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?		A = Yes G = No			10, 11
	Does the site lie within an Archaeological Alert Area?		A = Yes G = No			10, 13

Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	Existing employment area is relatively close but on the opposite side of the A52. Much of the area is vacant or very low density employment levels (Celanese, STW and Goodmans site).	Improve access to the employment area	11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this</p>			11

			will be less than 5000m ² G = No loss of employment space			
	Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m ² G = Significant new employment floorspace (i.e. more than 5000m ²) N/A = site is for housing only			11
	Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Greenfield site. Mixed access to services and facilities. Landscape, townscape and historic environment not affected. No flooding or waste water capacity constraints. Particular adverse effect on Green Wedge.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Boulton Moor (East)	Size (ha):	32,25
SHLAA /ELR Ref:	DER/0105a		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The closest fare stage shown is ‘Cornishman’ in Alvaston which gives a journey time of 27 minutes, there would then be the time to reach this stop	Development of the area may make an extended bus service viable which could improve journey times overall.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The majority of the site is between 800m and 1200m from the Neighbourhood Centre in Alvaston and of Chellaston District Centre. A small area in the site’s south east corner is more than 1200m.	With a larger housing site there may be potential for a new Neighbourhood Centre to be developed	1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	In the region of 3.7km to Sainsbury’s at Osmaston Park Road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Most of site between 800m and 1200m of a GP in Chellaston, the rest of the site is in a similar situation with regards to a practice in Alvaston	If combined with sites adjacent to the boundary in South Derbyshire a new Neighbourhood Centre could be created that due to the increased population may contain such facilities	1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The majority of site more than 1200m radius from a pharmacy	With a larger housing site there may be potential for a new Neighbourhood Centre to be developed which may contain such businesses	1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is well outside a 1200m radius (2.1km) of the nearest dentist in Allenton	If combined with sites adjacent to the boundary in South Derbyshire a new Neighbourhood Centre could be created that due to the increased population may contain such facilities	1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey of 42 minutes, not including transfer time in the city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)	A larger housing site may make an improved public transport service viable which in turn could reduce overall journey times.	1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	From the centre of the site it is 1300m to schools in Alvaston and Chellaston	If combined with sites adjacent to the boundary in South Derbyshire, due to the increased population, a new primary school may be viable and could be brought forward with the assistance of a S106 agreement.	1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only			1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The closest City Park within the city is Markeaton 7.8km radius. Elvaston Castle Country Park is outside the city boundary (1.5km away) and acts as a City Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	2.8km to Alvaston Park	If combined with sites adjacent to the boundary in South Derbyshire, a large enough site to justify a new District Park may be created.	1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Part of the site is within 200m, part is within 400m and part of the site is outside 400m radius from the nearest Neighbourhood Parks in Alvaston and Chellaston.	A new Neighbourhood Park could be part of a larger housing site created by combining with sites adjacent to the boundary in South Derbyshire.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	2.9km radius from site centre to Moorways Leisure Centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The closest fare stage shown for a bus service is 'The Cornishman' in Alvaston approximately 950m away.	A larger housing site created by combining with sites adjacent to the boundary in South Derbyshire may make an improved public transport service viable.	1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	31 minutes on public transport from closest and 5km to site centre so some parts of the site would be more than 5km from the station.	A larger housing site may make an improved public transport service viable which in turn could reduce overall journey times.	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	The closest route is on Sutton Avenue, Shelton Lock, 1.1km away on the opposite side of the Green Wedge	Cycle tracks could be incorporated into the layout of a scheme and improvements to links to the existing network could be sought	1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	Closest AQMA is on Harvey Road 2.2km away		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	Closest point of site approximately 400m from edge of SSSI. The SSSI is subterranean geological site and so is unlikely to be adversely affected.		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely			

			to result in a significant effect on the integrity of a European Designated site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The site as proposed would lead to much of the green wedge being closed off from open countryside. However, much has been closed off by development in South Derbyshire and the wedge would still be open in the south leading into open countryside		4, 7, 13

Flood Risk & Water				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding		Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	2.2km, taken as radius from site centre		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p>			11

		G = No loss of employment space			
Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m² G = Significant new employment floorspace (i.e. more than 5000m²) N/A = site is for housing only			11
Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Greenfield site not adjacent to the existing urban area. Generally limited/poor current access to services and facilities and sustainable transport. However, particularly combined with potential development in South Derbyshire, potential to mitigate these problems. Some adverse effect on the Green Wedge, it would largely close it off, but the wedge would still be open in the south leading into open countryside. Risk of surface water flooding and waste water capacity constraints. Poor access to existing employment areas. No landscape, townscape or historic environment constraints.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Boulton Moor (West)	Size (ha):	11.34
SHLAA /ELR Ref:	DER/0105b		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The journey between the City centre and the Maple Drive area takes 22 or 28 minutes depending on direction of travel with the inbound journey taking 28 minutes.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The site centre is approximately 800m from the closest Neighbourhood Centre and the Chellaston District Centre		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site centre is at 3km radius to the Sainsbury's at Osmaston Park Road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m radius of a GP in Chellaston		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m radius includes approximately one third of the site, the rest being within 1200m of the nearest pharmacies.		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is more than 1200m (1600m) from the nearest dentist in Allenton	The development of the site may increase the population of the area to a degree where a new dental surgery is a viable proposition	1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 43 minutes inbound, not counting transfer time within the city centre. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case')		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site centre is approximately 900m from the Chellaston primary schools		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only			1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The site is further than 5km from a City Park but is closer to Elvaston Country Park outside the City		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Alvaston Park is 2.7km away	If the site was to come forward at a similar time to other potential sites in the area, and adjacent to the boundary in South Derbyshire, funds could be sought via a S106 Agreement to assist in the laying out of a new District Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The centre of the site is between 200m and 400m from Chellaston Park, part of the site is within 200m and part is more than 400m away	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12

	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Site centre is 2.3km radius to Moorways Leisure Centre		1a, 2, 3, 5, 9, 12
Sustainable Transport and Air Quality					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Approximately 200m from the site centre to the nearest route on Sutton Avenue		1a, 2, 3, 5, 12
	How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The total journey would be 26 or 32 minutes between depending on the direction of travel with the inbound journey taking 32 minutes. This does not take account of transfer time within the city centre.		1a, 2, 3, 5, 12
	How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Approximately 200m from the site centre to the nearest route on Sutton Avenue		1a, 2, 3, 5, 12
	Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The closest point of the AQMA along Chellaston Road, Allenton is approximately 950m from the edge of the site.		3
Biodiversity & Green Infrastructure					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	The score is shown as 'red' as the site is immediately adjacent to an SSSI, but the SSSI is subterranean and hence unlikely to be particularly adversely affected	A stand-off/buffer zone would reduce the risk of adverse effects.	13
	Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European			

		Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	The score is shown as 'red' as the site is immediately adjacent to an SSSI (also designated as a wildlife site), but the SSSI is subterranean and hence unlikely to be particularly adversely affected	A stand-off/buffer zone would reduce the risk of adverse effects.	13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation	At both CDLP inquiries, the Inspectors raised concerns regarding the Green Wedge in this area, at the CDLP they referred to an important open frontage; at the CDLPR referred to housing having a serious visual impact on the rural aspect of this part of Derby	Landscaping would be required on edge of any development	4, 7, 13

			G = Not within or adjacent to Green Wedge			
Flood Risk & Water						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Is the site within an identified flood zone?		R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?		R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding			1B, 3
	Would development of the site contribute to waste water capacity constraints?		A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,
Landscape, townscape and the historic environment						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?		A = Yes G = No			10,
	Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?		A = Yes G = No			10
	Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?		A = Yes G = No			10, 13
	Is the site within, adjacent to or in close proximity to a Conservation Area?		A = Yes G = No			10
	Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?		A = Yes G = No			10, 11
	Does the site lie within an		A = Yes			10, 13

Archaeological Alert Area?	G = No			
Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.			5
Has the site been identified as being potentially contaminated?	R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health			3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	R = > 2km A = 1-2km G = <1km	Employment areas are within 2km radius (Ascot Drive and Wilmore Road) but routes to them are not particularly direct by road		11
Would the allocation of the site result in a loss of employment space?	R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²) A = Allocation will lead to the loss of			11

			some on-site employment, but this will be less than 5000m ² G = No loss of employment space			
	Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m ² G = Significant new employment floorspace (i.e. more than 5000m ²) N/A = site is for housing only			11
	Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Greenfield site. Generally limited/poor access to services and facilities but generally good access to sustainable transport. One notable negative score with regards to biodiversity and green infrastructure – this is for the adjacent SSSI; this is a subterranean feature and there is probably less risk of an adverse effect if there is sufficient stand off. There would be some effect on the Green Wedge.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Breadsall Green Wedge	Size (ha):	14.45
SHLAA /ELR Ref:	DER/0101		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The bus journey is 16 minutes on service 22 from The Rocket, Chaddesden, the closest fare stage.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The site is 400m from the Scarborough Rise Neighbourhood Centre, the centre having a limited offer		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site is within a 600m radius to Morrison's but would be much further by road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The majority of the site is between 800m and 1200m of a health centre in Oakwood.		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The majority of the site is between 800m and 1200m of a pharmacy in Oakwood.		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The majority of the site is between 800m and 1200m of a dentist in Oakwood.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 31 minutes, not counting transfer times in the city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Nearest primary schools are the Breadsall Hilltop schools just over 800m radius. The site appears to be within the catchment of Beaufort Primary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Closest secondary school is the da Vinci Community College		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The site is within a 3100m radius but the journey would be much further by road		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	1400m to Chaddesden Wood		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Only a narrow strip of the site along the road frontage is within 400m of a Neighbourhood Park		1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site centre is in the region of 900m radius to the cinema at the Meteor Centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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								& Decision Making Criteria	
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)		R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Services 22 and 24 combine to give 8 per hour					1a, 2, 3. 5. 12
	How accessible is the site to the main train station by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Total journey time of 20 minutes, not taking account of the time to reach the stop (closest fare stage is The Rocket, Chaddesden on service 22) or transfer time in the city centre.					1a, 2, 3. 5. 12
	How accessible is the site to a cycle route?		R = > 800 m A = 400-800m G = 0-400m	There is a cycle route adjacent to the western boundary of the site; however this may not be accessible due to topography. There are links to the cycle network approximately 200m from the site centre in the Breadsall Hilltop estate.					1a, 2, 3. 5. 12
	Is the site within, or in close proximity to an existing AQMA?		R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	2.2km to nearest AQMA on Nottingham Road, Chaddesden					3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	7.5km from site centre		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			

<p>Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?</p>		<p>R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace</p>	<p>Croft Wood is at the north eastern corner of the site</p>	<p>Exclude the wood from the developable area and have buffer zone as part of site open space/landscaping</p>	<p>13</p>
<p>Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?</p>		<p>R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No</p>			<p>13</p>
<p>Would the allocation impact on allotment space?</p>		<p>R = Contains allotment space G = Does not contain allotment space</p>			<p>9, 13</p>
<p>Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?</p>		<p>R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No</p>			<p>12, 13</p>
<p>Would the allocation of the site lead to loss of land within the Green Belt?</p>		<p>R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt</p>			<p>4, 7, 13</p>
<p>Would allocation of the site lead to loss of any land within a Green Wedge?</p>		<p>R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge</p>	<p>Views across the valley and from the north include significant parts of this area and development could be prominent and, in some locations, seen against the skyline. (Inspector at CDLP Inquiry)</p>	<p>Restrict development area to closer to Mansfield Road and require landscaping.</p>	<p>4, 7, 13</p>

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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					& Decision Making Criteria	
	Is the site within an identified flood zone?		R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?		R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Relatively small areas	Layout and design of development could reduce risk	1B, 3
	Would development of the site contribute to waste water capacity constraints?		A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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						Criteria
	Would allocation of the site result in the use of previously developed land?		<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	Landfill – foundry sand waste High ranking		3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	Nearest employment area on opposite side of Sir Frank Whittle Road 350m radius but much further by road		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment	N/A	A = Some new employment floorspace as part of a mixed use		11

space?		<p>development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Greenfield site. Poor access to district and neighbourhood parks, mixed limited and good access to services and facilities. Generally good access to sustainable transport. Adjacent to wildlife site and would have an effect on the Green Wedge; otherwise no effect on biodiversity or green infrastructure. No effect on townscape and the historic environment. Potentially contaminated. Good access to employment area.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Brook Farm	Size (ha):	6.62
SHLAA /ELR Ref:	DER/0016		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	Service 20 takes 11 minutes; ‘BC’ takes similar time on slightly different route. However, to be added to this would be the time taken to walk to nearest stop from the site.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The Roosevelt Avenue Neighbourhood Centre is the closest (360m) (2 general stores at time of last survey 2009)		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Closest large supermarket is ASDA at Spondon, 1.6km radius		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Boundary for the 800m zone crosses the site hence amber score		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	800m radius divides the site hence amber categorisation		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Most of the site is more than 1200m away from the nearest dental surgery in Chaddesden		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 26 minutes, not taking into account time to reach the closest bus stop and transfer times in the city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Chaddesden Park Schools are on the southern boundary of the site.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Lees Brook is adjacent to the site		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	Much of the site is just within 5000m of Allestree Park and the 5000m radius to Markeaton crosses the site but it would be much further by road to either park.		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	400m to Chaddesden Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The closest Neighbourhood Parks are to the south of Chaddesden, 1430m, and in Spondon, 1700m		1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	2.2km radius from site centre to DW Fitness on Pride Park		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Route 20 provides 6 per hour from Roosevelt Avenue during weekday daytime with the 'BC' service providing an additional 2 per hour along Morley Road. (between 250 and 400m)		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The BC service takes 12 minutes from Wilmot Arms, the closest stop but then transfer time of 4 minutes to the station giving a total journey time of 16 minutes. This would not take account of connections between services.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	The closest link is adjacent to the western boundary of the site		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The site centre is in the region of 1.7km from the AQMAs at Spondon and Nottingham Road, Chaddesden		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	The site centre is 5.7km from the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			

Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No	Site is allocated for Neighbourhood Park		12, 13
Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The CDLPR Inspector's view was that residential development would have a limited but, nonetheless, damaging effect on the purpose and function of the wedge.	Landscaping schemes may ameliorate adverse effects.	4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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					& Decision Making Criteria
	Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)	The site is not in a flood zone, but the brook corridor on the northern edge is flood zones 2 and 3.		1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Potentially very small area along stream course	Offset from this area, potentially as part of boundary landscaping, would reduce risk to development.	1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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						Criteria
	Would allocation of the site result in the use of previously developed land?		<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The site is at a 1.8km radius to Wyvern Business Park, but this is on the opposite side of the A52, a road journey would be much further.		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment	N/A	A = Some new employment floorspace as part of a mixed use		11

space?		<p>development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Greenfield site. Poor access to dentist, neighbourhood park and indoor leisure facilities; otherwise limited/good access to services and facilities. Generally good access to sustainable transport. Site is currently allocated for a neighbourhood park, there would be an effect on the Green Wedge; otherwise no effect on biodiversity or green infrastructure. Potentially small area at risk of surface water flooding. No effect on townscape or historic environment. Limited access to employment area.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Castleward	Size (ha):	13.40
SHLAA /ELR Ref:	DER/0089	Proposed Use(s):	Mixed-use regeneration site (800 dwellings; office, small scale retail)
Planning Status:	Resolution to grant permission for 'urban village' (up to 840 dwellings, business. Leisure. Community uses). Permission exists for 'One Derby' office development (North Castleward). Allocated as a regeneration priority area in CDLPR.		
Site Description:	Mixed commercial area; public and private car park areas. Small area of open space.		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The furthest point of the site is within 5 minutes of the city centre by public transport.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	City centre/edge of centre site, furthest point of the site is within a 10 minute walk of the city centre.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No	A community centre, and potentially other facilities, would be lost	Provision in redevelopment scheme for replacement community centre would mitigate	11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Within 400m of Sainsbury's in Westfield		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment	Approximately two thirds of the site is within 800m of a GP surgery, the rest of the site is within 1200m.	Due to the number of dwellings potentially to be built, may be viable for a GP to be set up closer to the area or within it	1a, 2, 5, 9, 12,

		purposes only			
How accessible is the site to a pharmacy by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Approximately 400m to pharmacy in Westfield		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The closest dentist is adjacent to the southern boundary of the site		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Including the time taken to reach the service from the site would take the total time over 15 minutes. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case')		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Within the catchment of Rosehill schools (St James approximately 700m away)	Potential for new primary school within the development	1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	From the bus station to Bemrose school would be less than 10 minutes on Mb/Mg services. There would, however, be the time to reach the bus station from some parts of the site.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park		A = > 5000 metres G = < 5000 metres	2650m to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is only just over the 1200m threshold (1250m) to Racecourse Park but there is no particularly direct route available		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?		R = > 400 metres A = 200-400 metres	The majority of the site is within 400m of a Neighbourhood Park.	Funds raised from the development of the site could be used to improve the	1a, 2, 3, 5, 9, 12

		G = 0-200 metres		'offer' of the site. Wouldn't shorten the journey but may make it more attractive to visit.	
	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Within easy reach of city centre facilities, e.g. Westfield cinema which is less than 400m from the site centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The site centre is in the region of 200m from London Road where there is a good public transport service and in the region of 500m from the bus station with the full range of services		1a, 2, 3, 5, 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)			1a, 2, 3, 5, 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	A number of cycle routes cross the site.		1a, 2, 3, 5, 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	AQMA on three sides of the site: Traffic Street, London Road and Station Approach		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	4.7km site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated			

Areas, Special Areas of Conservation, RAMSAR sites)?	<p>Site</p> <p>A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site</p> <p>G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site</p>			
Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	<p>R = Contains or is adjacent to an existing site</p> <p>A = Contains or is adjacent to a proposed site</p> <p>G = Does not contain and is not adjacent; or allocation is greenspace</p>			13
Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	<p>R = Yes, it would result in severance of a designated wildlife corridor.</p> <p>A = It would result in partial severance of a designated wildlife corridor</p> <p>G = No</p>			13
Would the allocation impact on allotment space?	<p>R = Contains allotment space</p> <p>G = Does not contain allotment space</p>			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	<p>R = Yes</p> <p>A = Yes but it has been demonstrated this land is no longer needed for public open space purposes</p> <p>G = No</p>	There would be a loss of POS off Carrington Street	The open space could be retained/replaced as part of redevelopment	12, 13
Would the allocation of the site lead to loss of land within the Green Belt?	<p>R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation</p> <p>A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation</p> <p>G = Not within or adjacent to the Green Belt</p>			4, 7, 13
Would allocation of the site lead to loss	<p>R = Within or adjacent to Green Wedge and would cause harm to the</p>			4, 7, 13

	of any land within a Green Wedge?		objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			
Flood Risk & Water						
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
	Is the site within an identified flood zone?		R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?		R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding		Layout and design of development could reduce risk	1B, 3
	Would development of the site contribute to waste water capacity constraints?		A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,
Landscape, townscape and the historic environment						
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
	Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?		A = Yes G = No			10,
	Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?		A = Yes G = No	Liversage's Almshouses on the edge of the area are statutorily listed and there are a number of locally listed buildings around the edge of the area.	Careful design of areas around the listed buildings would assist in mitigating adverse effects	10
	Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?		A = Yes G = No			10, 13
	Is the site within, adjacent to or in close proximity to a Conservation Area?		A = Yes G = No	The site is adjacent to the Railway Conservation Area	Care taken with design of development close to the Conservation Area would	10

				assist mitigation	
	Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
	Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13
Land Resource Issues					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.			5	
Has the site been identified as being potentially contaminated?	R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health	There are multiple sites throughout the area, with multiple uses ranking from very low to high		3,	
Economic Growth					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
How accessible is the site to the nearest existing Core Business and Employment Areas?	R = > 2km A = 1-2km	The closest existing core business and employment areas are just over 400m from the site centre		11	

		G = <1km			
	Would the allocation of the site result in a loss of employment space?	R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²) A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m² G = No loss of employment space		Provide replacement employment land elsewhere either within the site, or elsewhere in the City.	11
	Would the allocation of the site result in the creation of new employment space?	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m² G = Significant new employment floorspace (i.e. more than 5000m²) N/A = site is for housing only			11
	Would the allocation of the site assist in the regeneration of deprived areas?	A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹	R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)			9

Summary

Brownfield site. Generally good access to services and facilities. Good access to sustainable transport. AQMA on three sides of the site. The only adverse effect on biodiversity and green infrastructure is that there would be a loss of public open space; however this could be replaced as part of a redevelopment of the area. There are listed and locally listed buildings around the site and an adjacent Conservation Area. Careful layout and design of any scheme could mitigate adverse effects. Multiple sites throughout the area are identified as being potentially contaminated. Good access to employment areas,

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

employment space on the site could be replaced in any scheme. Allocation of the site could assist in regeneration of a deprived area.

Site Name:	City Centre
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.			1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	City centre sites.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km			1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres)			1a, 2, 5, 9, 12,

		metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			
	How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Including the time taken to reach the service from the site would take the total time over 15 minutes. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case')		1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Some sites in the area are under 1200m from a primary school, others are just over		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Bemrose School is less than 10 minutes by public transport from the city centre, Landau Forte College is on the edge of the city centre		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres			1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The sites are generally up to 1200m from Darley Abbey Park/Derwent Park although some are much closer		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Most of area is outside 400m from a Neighbourhood Park, only an area between the bus station and the ring road is within 400m of Bass's Rec		1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Facilities within the city centre		1a, 2, 3, 5, 9, 12
Sustainable Transport and Air Quality					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	

How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)			1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)			1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m			1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	There is an AQMA around much of the ring road and along Abbey Street, with extensions along radial routes		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m			13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a	Much of the Friar Gate Goods Yard is covered by a Wildlife Site	Layout may mitigate effects	13

	or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	proposed site G = Does not contain and is not adjacent; or allocation is greenspace			
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No	Phoenix Street/Stuart Street and Darwin Place impinge on a wildlife corridor	Layout/buffer zones may mitigate effects	13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No	Part of Darwin Place site is designated POS	Layout of any development could take area of POS into account	12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps)	Part of Friar Gate Goods Yard is not in a flood zone, other sites are within FZ3	Layout and design of development could reduce risk; also OCOR scheme may	1B, 3,

		G = FZ1 (DCC Maps)		reduce risk	
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Very limited potential on some sites e.g. Friar Gate Goods Yard	Layout and design of development could reduce risk	1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?	The majority of the sites will be west of the river		1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No	There are Listed buildings on Friar Gate Goods Yard and there are a number of locally listed buildings on other sites	The buildings could be reused as part of any development and careful design and layout of new development could reduce any adverse impacts	10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No	Generally speaking, sites are adjacent to Conservation Areas, DER/0150 Aida Bliss is in a Conservation Area	Careful consideration of layout and design of developments could reduce any adverse impacts.	10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No	Some of the sites are within the WHS. There are mid distance views of the Silk Mill along the river from the north and south that are monitored. The majority of the sites would not impinge on these views. Any development on Amen Alley would need to be carefully considered.	Careful consideration of layout and design of developments could reduce any adverse impacts.	10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No	Little Chester sites, Duckworth Square and Amen Alley are all within Archaeological Alert Areas	Archaeological surveys and designs to reduce impact	10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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								& Decision Making Criteria	
	Would allocation of the site result in the use of previously developed land?		R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.						5
	Has the site been identified as being potentially contaminated?		R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health	Multiple sites throughout area, multiple uses ranking from low to high					3,

Economic Growth

Criteria		Performance		Comments		Mitigation & Enhancement		Relevant SA Objectives & Decision Making Criteria	
	How accessible is the site to the nearest existing Core Business and Employment Areas?		R = > 2km A = 1-2km G = <1km						11
	Would the allocation of the site result in a loss of employment space?		R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²) A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m² G = No loss of employment space						11
	Would the allocation of the site result	N/A	A = Some new employment						11

in the creation of new employment space?		<p>floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Brownfield site. Generally good access to services and facilities, the only notable exception being access to a neighbourhood park. Good access to sustainable transport. Area is affected by an AQMA. Potential adverse impact on wildlife site and open space. Development could affect a wildlife corridor. Number of sites in the area are within a flood zone, potential for surface water flooding is limited. Listed buildings, Conservation Areas, the WHS and Archaeological Alert Areas are within the area. A number of sites in the area are identified as being potentially contaminated. There is good access to employment areas, allocation of sites could assist in the regeneration of deprived areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Derwent Triangle
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	A bus service (Park and Ride) operates along Wyvern Way at every 10 minutes until early evening – running between city centre and Wyvern business park		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Chaddesden District Centre is the closest District Centre (1km from site centre) but is not on a particularly direct route needing to cross the Wyvern Retail Park and the A52	Potential for improvement to footpath link using S106	1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Sainsbury's is adjacent to the northern boundary of the site on the Wyvern Retail Park		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Closes GP surgery is 1.68 km away in Chaddesden but this is a direct line and so would be much further by road		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	There is a 'Boots' at the Wyvern Retail Park adjacent to the northern boundary of the site and, a pharmacy in the Sainsbury's supermarket on the retail park		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	Majority of site is within 1200m of dentists in Chaddesden but there is a zone to the south that is	Potential for improvement to footpath link using S106	1a, 2, 5, 9, 12,

		metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	more than 1200m. The journey would not be particularly direct as it is on the opposite side of the Wyvern Retail Park and the A52.		
	How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 28 minutes using the Park and Ride bus from Wyvern Business Park. However, the overall time would be longer due to time to reach the nearest stop and transfer time in the city centre. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case')	Development of site may make an improved service into the site viable which may reduce journey times into city centre.	1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The nearest primary school is approximately 600m from the centre of the site but is on the opposite side of the Wyvern Retail Park and A52		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Other than travelling via the city centre, there is no public transport link to the nearest secondary school (Lees Brook)		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	4.5km radius to Markeaton Park.		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is within a 600m radius to Alvaston Park but this is on the opposite side of the river and the main Derby to Nottingham rail line hence there is not a direct link. Otherwise 1km to Chaddesden Park		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Only a narrow strip on the site's northern boundary is within 400m of a Neighbourhood Park and this is on the opposite side of the A52. The walking route via a footbridge over the A52 would be much longer	Funds raised from the development of the site could be used to improve the 'offer' of the site. Wouldn't shorten the journey but may make it more attractive to visit.	1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	550m radius from the site centre to DW Fitness on Pride Park, would be further by road		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	A bus service (Park and Ride) operates along Wyvern Way at every 10 minutes until early evening – running between city centre and Wyvern business park		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)			1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	450m from the centre of site	Development of the site may make an extension to the cycle route viable	1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	A very small area (probably less than 10%) on the southern edge of the site is within 1km of the AQMA on London Road		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	3.9km from the site centre to the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated Site			

		site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	A wildlife site (the river) is adjacent to the site boundary	Effects could be mitigated by structural planting and offsetting development	13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No	There is a designated wildlife corridor on the site's northern boundary and, the river would act as such	Effects could be mitigated by structural planting and offsetting development	13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	A Green Wedge is adjacent to the site, the wedge to the northern half of the site being particularly narrow	Structural planting and offsetting development, particularly at the northern end of the site could help to reduce impacts on the adjacent wedge	4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)	The site is predominantly zone 3 with a small area of 2 in the north west of the site.		1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Relatively small areas throughout the site	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	Inert industrial/construction waste Ranking: High		3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The nearest existing core business and employment areas are adjacent to the site. However, one of these, the largest, is on the opposite side of the railway line with no direct link.		11
	Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11

Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Brownfield site. Poor access to some services – GP, hospital, secondary school, neighbourhood park, limited access to others and good access to some. Generally good access to sustainable transport, access to cycle route is more limited. A wildlife site and Green Wedge are adjacent to the river but otherwise there would be no effect on biodiversity or green infrastructure. The site is in flood zone 3 and there is potential for surface water flooding. No effect on townscape or the historic environment. The site has been identified as being potentially contaminated. Good access to employment area and allocation of the site would assist in the regeneration of deprived areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	DRI	Size (ha):	7.49
SHLAA /ELR Ref:	DER/0120		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.			1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Site is city centre/edge of centre		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site centre is within 400m of the Sainsbury's store in Westfield		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Nearest GP surgeries are 550m and 580m from the site centre		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Nearest pharmacies are 550m and 580m from the site centre		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200	The closest dentist is approximately 190m from the		1a, 2, 5, 9, 12,

foot?		metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	site centre		
How accessible is the site to the nearest hospital facilities by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The journey by the ‘Royal Derby’ service takes 15 minutes from the London Road Community Hospital (former DRI) to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 20 minutes between these times. The 20 minute journey is being used as a ‘worst case’		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The closest primary school is 250m from the site centre		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	There is a journey in the region of 10 minutes from the Bus Station to Bemrose School. Landau Forte college is within walking distance across city centre		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park		A = > 5000 metres G = < 5000 metres	2.6km to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	1600m to Racecourse Park, the route not being particularly direct		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?		R = > 400 metres A = 200-400 metres G = 0-200 metres	The majority of the site is between 200m and 400m of the Arboretum, a small area being within 200m	Funds raised from the development of the site could be used to improve the ‘offer’ of the site. Wouldn’t shorten the journey but may make it more attractive to visit.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Close (within 400m) to city centre facilities e.g. cinema at Westfield		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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					& Decision Making Criteria
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Two sides of the site are bounded by arterial routes with a regular public transport service.		1a, 2, 3. 5. 12
	How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)			1a, 2, 3. 5. 12
	How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle routes are on two sides of the site.		1a, 2, 3. 5. 12
	Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	AQMA on three sides of the site		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	4.6km from the site centre to the SSSI.		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
Could allocation of the site have a	R = Contains or is adjacent to an			13

potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			
Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Small areas near the centre of the site	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No	Wilderslowe House is listed	Careful design could incorporate the building into any development scheme	10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No	Part of the Hartington Street Conservation Area is within the site	Careful layout and design could mitigate any potential adverse effects	10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	Whole site listed as hospital Ranking: very low		3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The closest existing core business and employment is just over 550m away		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment space?	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less</p>		Potential for some employment space as part of mixed use scheme	11

		<p>than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
	Would the allocation of the site assist in the regeneration of deprived areas?	<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9

Summary

Brownfield site. Access to services and facilities is generally good, the only notable exception being access to a district park. Access to sustainable transport is good. There is an AQMA on three sides of the site. No effect on biodiversity or green infrastructure. The site is not in a flood zone but there is potential for surface water flooding. One building within the site is listed and part of a Conservation Area is within the site, otherwise no effect on townscape or historic environment. The whole site is identified as being potentially contaminated but at a ranking of very low. Good access to employment area, potential to create new employment space and allocation would assist in the regeneration of deprived areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Evans of Leeds	Size (ha):	21.40
SHLAA /ELR Ref:	DER/0118		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	Service 38 has a journey time of approximately 25 minutes		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	A Neighbourhood Centre is adjacent to the south-eastern corner of the site		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site is within a 1200m (1100m) radius from the centre of the site to Sainsbury's on Osmaston Park Road. However it would be further by road.		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Most of the site is between 800m and 1200m (the site centre is 950m from a surgery) from a GP surgery.		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Part of site is within the 800m radius but the rest of site is outside, hence amber scoring		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	More of the site is outside the 1200m zone than within it, hence the red score.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 40 minutes, not taking account of transfer time in city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Sinfin Primary less than 500m radius from much of site.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The Derby Academy by service 38		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	4.9km from site centre to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	850m to Sinfin Park	Funds raised from the development of the site could be used to improve the ‘offer’ of the site. Wouldn’t shorten the journey but may make it more attractive to visit.	1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Approximately half of the site is within 200m, the rest being within 400m	Funds raised from the development of the site could be used to improve the ‘offer’ of the site. Wouldn’t shorten the journey but may make it more attractive to visit.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	The site centre is in the region of 800+m to the cinema etc. at the Foresters Leisure Park		1a, 2, 3, 5, 9, 12

	foot?		G = < 10 minute walk (0-800)			
Sustainable Transport and Air Quality						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)		R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Service 38 which runs past the site operates at six an hour		1a, 2, 3. 5. 12
	How accessible is the site to the main train station by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The total journey time would be approximately 29 minutes. This would not include allowing for time differences for connections between services		1a, 2, 3. 5. 12
	How accessible is the site to a cycle route?		R = > 800 m A = 400-800m G = 0-400m	There are cycle routes along Sinfin Lane, on the eastern side of the site, and along the northern boundary		1a, 2, 3. 5. 12
	Is the site within, or in close proximity to an existing AQMA?		R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	Northern area of site within 1km of the AQMA along the outer ring road.		3
Biodiversity & Green Infrastructure						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Could allocation of the site have a potential adverse impact on a SSSI?		R = <400m A = 400-800m G = >800m	3.5km from site centre to SSSI		13
	Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?		R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely			

			to result in a significant effect on the integrity of a European Designated site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Flood Risk & Water				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding in the SFRA?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Number of small areas throughout the site	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	<p>Effectively whole site shown. Number of uses, depot and engineering.</p> <p>Ranking: Low to high</p>		3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The site is currently an existing core business and employment area. If the site was redeveloped there would still be employment areas immediately to the north of the site and nearby on Sinfin Lane and Wilmore Road.		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this</p>			11

			will be less than 5000m ² G = No loss of employment space			
	Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m ² G = Significant new employment floorspace (i.e. more than 5000m ²) N/A = site is for housing only			11
	Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Brownfield site. Good access to some services and facilities, limited access to others and poor access to dentist and hospital. Limited access to the main train station but otherwise good access to sustainable transport. The northern area of the site is within 1km of an AQMA. No effect on biodiversity or green infrastructure. Risk of surface water flooding. No effect on townscape or historic environment. The site has been identified as being potentially contaminated. The site is close to employment areas but its allocation would lead to the loss of employment space. Allocation of the site would assist in the regeneration of deprived areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Former Celanese mixed use
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	<p>The journey takes 14 minutes by bus from Station Road but time would need to be added to reach the bus stop from most of the site</p> <p>The site is adjacent to Spondon station with a short journey to central station (5 or 7 minutes) but the service is limited outside the morning and evening commuting periods</p>		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The 800m radius from the nearest Neighbourhood Centre crosses the site		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	A radius of 1.1km from the site centre to Asda at Spondon but the journey would be longer by road/footpaths		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Most of the site is more than 1200m from a GP surgery, the closest are 1.3 and 1.5 km away in Spondon		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Much of the site is more than 1200m radius from a pharmacy, the closest are 1.3 and 1.5 km away in Spondon.		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres)	Site more than 1200m from a dentist, the closest being 1.5km from the site centre in Spondon.		1a, 2, 5, 9, 12,

		G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			
	How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time would be 29 minutes, not including transfer time in city centre. Also in this case would be the time to reach the nearest bus stop from much of the site. Hence 'red' score. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case')		1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The closest primary school is St Werburghs, Spondon, 1.3km radius		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	No public transport link to nearest secondary school (West Park Community School)		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	6.75km to Markeaton Park		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	It is 1.8km radius from the site to Alvaston Park, it is not a direct route as it is on the opposite side of Raynesway and the river 2.2 km to Chaddesden Park		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Closest Neighbourhood Park is Gravel Pit Lane Recreation Ground, Spondon, approximately 1km radius. The journey would be much further by road as the park is on the opposite side of the main railway line and the A52.		1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	2.7km radius from site centre to DW Fitness on Pride Park but would be much further by road/paths		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	<p>Site centre is approximately 650m radius from public transport routes along Nottingham Road</p> <p>The site is adjacent to Spondon station with a short journey to central station (5 or 7 minutes) but the service is limited outside the morning and evening commuting periods</p>		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	<p>The site is adjacent to Spondon station with a short journey to central station (5 or 7 minutes)</p> <p>Approx. 20 minutes by bus from Station Road</p> <p>However, parts of the site are up to 1km radius from these services</p>		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	A cycle route runs along the line of the former canal to the north of the site.		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	Within 1km of AQMA along Nottingham Road, Spondon.		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	3.5km from site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely			

			to result in a significant effect on the integrity of a European Designated site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	Wildlife site (river) adjacent to site boundary	Layout incorporating buffer zone along the river would reduce impact	13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No	There is a designated wildlife corridor on the northern boundary and, the river would act as such	Effects could be mitigated by structural planting/offset	13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	A Green Wedge is on the opposite side of the river.	Any effects could be mitigated by structural planting/offset	4, 7, 13

Flood Risk & Water				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Number of areas throughout the site	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?	Whilst the river is to the east of the site (and hence the site is west of this part of the river), the site is north of the river adjacent to the Waste Water Treatment Works.		1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	Textile works and dye works Ranking: high		3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The site is currently an existing business and employment area. If the site was redeveloped there would still be some of the area remaining and there is other areas nearby.		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this</p>			11

		will be less than 5000m ² G = No loss of employment space			
	Would the allocation of the site result in the creation of new employment space?	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m ² G = Significant new employment floorspace (i.e. more than 5000m ²) N/A = site is for housing only			11
	Would the allocation of the site assist in the regeneration of deprived areas?	A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹	R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)			9

Summary

Brownfield site. Poor access to a number of services and facilities. Good access to main train station and cycle route. The site is within 1km of an AQMA. Wildlife site (river) on one boundary on site, otherwise no effect on biodiversity and green infrastructure. The site is within a flood zone and there is a risk of surface water flooding. Development of the site would not contribute to waste water capacity constraints. No effect on townscape or the historic environment. Site has been identified as being potentially contaminated, ranking high. The site is accessible to existing employment areas but its allocation would result in the significant loss of employment space, some could be created by its allocation.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Hackwood Farm (Mickleover)	Size (ha):	20.93
SHLAA /ELR Ref:	DER/0018		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The journey is 26 minutes via the 'Mg' service from the Silverhill Shops on Ladybank Road which is currently the closest that the 'Mg' service comes to the site (the journey is 29 minutes on the 'Mb' service)	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The majority of the site is between 800m and 1200m from the Neighbourhood Centre on Ladybank Road. Part of the site, in the south western corner, is within 800m.	The distance from the centre is in a straight line, the journey would be much further. If a footpath route was created across the former railway line it would make the journey much more direct.	1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site is at an 1800m radius to Tesco in Mickleover District Centre		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Very small area to north eastern corner (Green Wedge area) is within 1200m of GP in Mackworth. Site is generally outside 1200m of GPs.		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Most of the site is between 800m and 1200m from a pharmacy. Part of the site is more than a 1200m radius.		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Site is more than 1200m (1.6km from site centre) from nearest dentist in Mickleover		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	41 minutes total journey time, not counting transfer time in city centre or time taken to reach nearest bus stop from site. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The closest primary school is in excess of 900m radius from the site centre. The journey would be further by road.	The development of the site may make a new primary school viable.	1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only			1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	2.3km to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The nearest District Park is Derwent Park at 4.8km radius		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Part of the site is within 400m but much of it is outside.	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	4.7km radius from site centre to city centre as a general measure to facilities, would be much further by foot.		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	<p>R = > 10 min walk (800 m)</p> <p>A = 5-10 min walk (400-800m)</p> <p>G = 0-5 min walk (0-400m)</p>	'Mb' and 'Mg' provide a joint service during the day of 8 per hour, in the evenings there are 4 per hour		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	<p>R = > 30 min public transport (> 5km – if urban extension)</p> <p>A = 15-30 min public transport (2.5 – 5km if urban extension)</p> <p>G = 0-15min public transport (less than 2.5km if urban extension)</p>	The journey would be a total of 30 minutes by 'Mg' but this does not include the time taken to reach the nearest stop nor transfer times in the city centre.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	<p>R = > 800 m</p> <p>A = 400-800m</p> <p>G = 0-400m</p>	A cycle route is on the disused railway line on the southern boundary		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = < 1 km of an AQMA</p> <p>G = > 1 km of an AQMA</p>	The closest AQMA is on the ring road approximately 2.5km away		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	<p>R = <400m</p> <p>A = 400-800m</p> <p>G = >800m</p>	8.9km from site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	<p>R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site</p> <p>A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site</p> <p>G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated</p>			

		site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	E4 (36) The Radbourne Lane Hedge along the northern edge of site is a Wildlife site [E4 (36)].	A buffer area could assist to mitigate any adverse effects.	13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The eastern edge of the site abuts a Green Wedge.	Adverse visual effects could be mitigated by careful design and landscaping	4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Potentially two very small areas	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.	The site is separated from Mickleover by the line of the former railway.		5
	Has the site been identified as being potentially contaminated?	R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health			3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	R = > 2km A = 1-2km G = <1km	The nearest existing core business and employment area is at Kingsway in the region of 2.5km away		11
	Would the allocation of the site result in a loss of employment space?	R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²) A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m² G = No loss of employment space			11

Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9

Summary

Greenfield site. Poor access to medical facilities and majority of leisure facilities. Good access to a City Park, secondary school and large supermarket, otherwise limited access to services and facilities however, this could be improved. Generally good access to sustainable transport but poor access to the main train station. The northern boundary of the site is a wildlife site and the eastern edge abuts a Green Wedge, otherwise no effect on biodiversity or green infrastructure. Two very small areas are potentially at risk of surface water flooding. Waste water capacity constraints. No effect on townscape or historic environment. Poor access to existing employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Kingsway Hospital	Size (ha):	38.28
SHLAA /ELR Ref:	DER/0003		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The closest listed stop for the Mg/Mb route is Royal Derby Hospital at 13 minutes. However time would be needed to get to the route from the site hence the amber score.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The site is within 1200m of the Mackworth and Littleover District Centres. The 800m boundary for nearest Neighbourhood Centres cross the site covering about one third of the site, the rest of the site is within 1200m		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	There is a major food store at the Kingsway Retail Park less than 500m from the site centre.		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m boundary crosses the site		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m radius boundary passes part way through site		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by	R = > 15 min walk (1200 metres)	The 800m boundary passes through the site		1a, 2, 5, 9, 12,

foot?		<p>A = 10-15 min walk (800-1200 metres)</p> <p>G = 0-10 min walk (0-800 metres)</p> <p>N/A = site is for employment purposes only</p>			
How accessible is the site to the nearest hospital facilities by public transport?		<p>R = > 30 min public transport (> 5km – if urban extension)</p> <p>A = 15-30 min public transport (2.5 – 5km if urban extension)</p> <p>G = 0-15 min public transport (less than 2.5km if urban extension)</p> <p>N/A = site is for employment purposes only</p>	The bus service to the hospital runs to the south of the site. The site centre is approximately 650m from the hospital.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?		<p>R = > 15 min walk (1200 metres)</p> <p>A = 10-15 min walk (800-1200 metres)</p> <p>G = 0-10 min walk (0-800 metres)</p> <p>N/A = site is for employment purposes only</p>	The nearest primary school is at a radius of 1km		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?		<p>R = > 30 min public transport (> 5km – if urban extension)</p> <p>A = 15-30 min public transport (2.5 – 5km if urban extension)</p> <p>G = 0-15min public transport (less than 2.5km if urban extension)</p> <p>N/A = site is for employment purposes only</p>	The journey time for the nearest bus service will be less than 15 minutes but will be nearly as far from the site as walking to the school (Bemrose)		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park		<p>A = > 5000 metres</p> <p>G = < 5000 metres</p>	The site is approximately 1.5km from Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?		<p>R = > 15 min walk (1200 metres)</p> <p>A = 10-15 min walk (800-1200)</p> <p>G = < 10 minute walk (0-800)</p>	The nearest District Park is Derwent Park at 2.8km		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?		<p>R = > 400 metres</p> <p>A = 200-400 metres</p> <p>G = 0-200 metres</p>	Part of site is within 400m of a Neighbourhood Park but the majority of site is outside this zone.	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?		<p>R = > 15 min walk (1200 metres)</p> <p>A = 10-15 min walk (800-1200)</p> <p>G = < 10 minute walk (0-800)</p>	2.4km radius from site centre to city centre as a general measure to facilities in the city centre, would be much further by foot		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	A number of bus services operate along Uttoxeter New Road on the southern boundary of the site		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The total journey time would be 17 minutes. This does not include transfer time in the city centre or the time that it would take to reach the nearest stop to the site (listed as Royal Derby Hospital on the Mg/Mb route).	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle routes adjacent to the site on Kingsway and Uttoxeter New Road.		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	AQMA along Uttoxeter New Road/Uttoxeter Road and Kingsway.		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	6.5km from site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			

Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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					& Decision Making Criteria
	Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Very small areas	Layout and design of development could reduce risk	1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No	The former Nurses Home is locally listed	Careful design of the area around the listed building could mitigate any effects	10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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						Criteria
	Would allocation of the site result in the use of previously developed land?		<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	Part of the site is shown as Hospital Ranking: very low		3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	Site centre within 1km radius of Kingsway Business Park		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in	A = Some new employment floorspace as part of a mixed use	A business park of 6.9ha is included in a scheme put		11

the creation of new employment space?	<p>development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>	forward.		
Would the allocation of the site assist in the regeneration of deprived areas?	<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9

Summary

Partially brownfield site adjacent to exiting built up area. Poor access to district and neighbourhood parks and indoor leisure facilities, otherwise mixed access to services and facilities, biased towards limited access. Generally good access to sustainable transport, AQMA adjacent to the site on two sides. No effect on biodiversity or green infrastructure. Very small areas are at risk of surface water flooding. Would contribute to waste water capacity constraints. The former nurses home is locally listed but otherwise there would be no effect on townscape or historic environment. Part of the site is potentially contaminated, ranking very low. Good access to existing employment area at Kingsway.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Land East of Spondon
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The journey would take 15 minutes from the closest fare stage by service 'SFb'. This is 350m from the site centre with no direct link hence amber score.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The site centre is in the region of 400m from the nearest Neighbourhood centre (the 400m boundary crosses the site). This is small and has a very limited offer. Approximately one quarter of the site is within 800m of a District Centre.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site centre is approximately 2km radius from the ASDA at Spondon		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m from a GP service in Spondon		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m from a pharmacy in Spondon		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Part of site is within 800m but the majority is between 800m and 1200m from a dentist.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 30 minutes, not counting transfer time in the city centre. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case') The closest fare stage on service 'SFb' is 350m from the site centre with no direct link hence red score.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site centre is in the region of 450m from a primary school in Spondon. The southern edge of the site is 140m from a primary school on the opposite side of the A52, there is a footbridge across the road in this location.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The time between the nearest stops would be less than 15 minutes, but it would probably be longer to reach the stops at each end.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The site centre is 7.4km from Markeaton Park and 2.2km from Elvaston Country Park, outside the city boundary. Both distances are a straight line and actual journeys would be much longer		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The closest point of Chaddesden Park is 2.7km		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The nearest Neighbourhood Park is Gravel Pit Lane Recreation Ground, Spondon which is more than 400m away	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12

How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	3.7km radius from site centre to DW Fitness Pride Park, would be much further by road		1a, 2, 3, 5, 9, 12
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Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The closest fare stage on the 'SFb' service is 350m from the site centre.		1a, 2, 3, 5, 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The total journey time would be 19 minutes. This would not include transfer time in the city centre and to the closest fare stage on service 'SFb' which is 350m from the site centre with no direct link.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 5, 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	The closest point of the cycle route network is 320m from the site centre		1a, 2, 3, 5, 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	Site within 1km of AQMA along A52		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	5km from site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European			

		Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No	Area at the northern end of site is existing public open space		12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt	All of site is in the Green Belt		4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation			4, 7, 13

			G = Not within or adjacent to Green Wedge			
Flood Risk & Water						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Is the site within an identified flood zone?		R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?		R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Stream course across northern area of site and relatively small area near eastern boundary	Layout and design of development could reduce risk	1B, 3
	Would development of the site contribute to waste water capacity constraints?		A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,
Landscape, townscape and the historic environment						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?		A = Yes G = No			10,
	Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?		A = Yes G = No			10
	Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?		A = Yes G = No			10, 13
	Is the site within, adjacent to or in close proximity to a Conservation Area?		A = Yes G = No			10
	Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?		A = Yes G = No			10, 11
	Does the site lie within an		A = Yes			10, 13

Archaeological Alert Area?	G = No			
Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.			5
Has the site been identified as being potentially contaminated?	R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health			3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	R = > 2km A = 1-2km G = <1km	1km radius crosses the centre of the site		11
Would the allocation of the site result in a loss of employment space?	R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²) A = Allocation will lead to the loss of			11

		some on-site employment, but this will be less than 5000m ² G = No loss of employment space			
Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m ² G = Significant new employment floorspace (i.e. more than 5000m ²) N/A = site is for housing only			11
Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Greenbelt site. Poor access to hospital, district and neighbourhood parks and indoor leisure facilities, otherwise limited to good access to services and facilities. Generally good access to sustainable transport. The site is within 1km of an AQMA. Part of the site is existing public open space and the site is in the greenbelt, otherwise no effect on biodiversity or green infrastructure. Part of the site is at risk of surface water flooding. No effect on townscape or the historic environment. Limited access to existing employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Land off Holmleigh Way
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	There is a journey of 34 minutes by Service 61 from Holmleigh Way to The Spot		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The site is within 800m of the Chellaston District Centre. There is also the new local centre in West Chellaston.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site is at a 4km radius to the nearest large supermarket.		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	There is a Health centre in the Neighbourhood Centre on Rowallan Way, less than 400m away.		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The nearest pharmacy is around 480m from the site centre		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	Closest dentist is in Allenton approximately 2.8km away		1a, 2, 5, 9, 12,

		metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			
	How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 49 minutes, not taking account of transfer time in city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)		1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	570m radius from the site centre to the nearest primary school		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	570m radius from the site centre to the nearest secondary school		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	From the site centre to Markeaton park is 8.2km in a straight line, and 3.8km to Elvaston Country Park outside the city. Journey distances would be much further.		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Nearest District Park is Sinfin Park at a radius of 2.4km, the journey would be much further.		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Nearest Neighbourhood Park is Pit Close Lane Recreation Ground, Chellaston 1.2 km away		1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Approximately 3.5km radius from Moorways.		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making
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					Criteria
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The nearest bus service runs along Holmleigh Way 200m away		1a, 2, 3. 5. 12
	How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	A journey of 40/41 minutes total journey time by service 61 from Holmleigh Way to the city centre. This does not include transfer time in the city centre.		1a, 2, 3. 5. 12
	How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	The nearest cycleway runs along Holmleigh Way 200m away		1a, 2, 3. 5. 12
	Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	2.4km from the site centre to the nearest point on the AQMA		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	2km from the site centre to the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
Could allocation of the site have a potential adverse impact on a	R = Contains or is adjacent to an existing site			13

	designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			
	Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severage of a designated wildlife corridor. A = It would result in partial severage of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Small area within the site close to brook, also potentially along course of the brook	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	2.2km from the site centre to the nearest existing core business and employment area at Wilmore Road		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment space?	<p>N/A</p> <p>A = Some new employment floorspace as part of a mixed use development, but this would be less</p>			11

		<p>than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
	Would the allocation of the site assist in the regeneration of deprived areas?	<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9

Summary

Greenfield site. Poor access to the city centre by public transport, dentist, hospital, district/neighbourhood parks and indoor leisure facilities. Otherwise generally good access to services and facilities. Poor access to the main train station but good access to other sustainable transport. No effect on biodiversity or green infrastructure. Potential for surface water flooding in two small areas. No effect on townscape or historic environment. Poor access to existing employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Land off Oaklands Avenue	Size (ha):	6.5
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	24 minutes by service 37 from The Oaklands (other services can be used but their journey times are longer). There would be additional time to reach the stop from the site.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	From the site centre is 500m to a small Neighbourhood Centre on Oaklands Avenue, and 800m radius to the larger Blagreaves Lane Neighbourhood Centre		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	1.65km radius to Sinfin, ASDA		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is more than 1200m from the nearest GP, in Heatherton		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m from a pharmacy in the Blagreaves Lane Neighbourhood Centre		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	The site is largely within 800m of a dental surgery		1a, 2, 5, 9, 12,

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	<p>R = > 10 min walk (800 m)</p> <p>A = 5-10 min walk (400-800m)</p> <p>G = 0-5 min walk (0-400m)</p>	The site centre is approximately 600m from the closest listed fare stage at The Oaklands		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	<p>R = > 30 min public transport (> 5km – if urban extension)</p> <p>A = 15-30 min public transport (2.5 – 5km if urban extension)</p> <p>G = 0-15min public transport (less than 2.5km if urban extension)</p>	Total theoretical time would be 28 minutes by service 37 to the city centre and then link service to the station but this does not include transfer times between services.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	<p>R = > 800 m</p> <p>A = 400-800m</p> <p>G = 0-400m</p>	In the region of 330m from the site centre to the closest point on the cycle network		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = < 1 km of an AQMA</p> <p>G = > 1 km of an AQMA</p>	2.1km from the site centre to the closest point of the outer ring road AQMA		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	<p>R = <400m</p> <p>A = 400-800m</p> <p>G = >800m</p>	5.2km from the site centre to the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	<p>R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site</p> <p>A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site</p> <p>G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site</p>			

Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		<p>R = Contains or is adjacent to an existing site</p> <p>A = Contains or is adjacent to a proposed site</p> <p>G = Does not contain and is not adjacent; or allocation is greenspace</p>			13
Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		<p>R = Yes, it would result in severage of a designated wildlife corridor.</p> <p>A = It would result in partial severage of a designated wildlife corridor</p> <p>G = No</p>			13
Would the allocation impact on allotment space?		<p>R = Contains allotment space</p> <p>G = Does not contain allotment space</p>			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		<p>R = Yes</p> <p>A = Yes but it has been demonstrated this land is no longer needed for public open space purposes</p> <p>G = No</p>			12, 13
Would the allocation of the site lead to loss of land within the Green Belt?		<p>R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation</p> <p>A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation</p> <p>G = Not within or adjacent to the Green Belt</p>			4, 7, 13
Would allocation of the site lead to loss of any land within a Green Wedge?		<p>R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation</p> <p>A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation</p> <p>G = Not within or adjacent to Green Wedge</p>	The site is in a Green Wedge but in a relatively wide area.	Landscaping could mitigate adverse effects	4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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					& Decision Making Criteria
	Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)	Part of the site is in Flood Zones 2 and 3.	Use of SUDs and layout e.g. to use area for open space may reduce impact	1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Sizeable proportion of centre of site is at risk of surface water flooding		1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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						Criteria
	Would allocation of the site result in the use of previously developed land?		<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	1.2km from the site centre in a straight line to the nearest existing core business and employment area, the journey would be longer		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment	N/A	A = Some new employment floorspace as part of a mixed use		11

space?		<p>development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Greenfield site. Poor access to GP, district/neighbourhood parks and indoor leisure facilities, otherwise access to services and facilities is limited to good. Poor access to train station and limited access to a high quality public transport route, good access to cycle route. Currently allocated as part of proposed city park. Green wedge site but in a relatively wide part of the wedge. No other effects on biodiversity or green infrastructure. The site is in a flood zone and at risk of surface water flooding. No effect on townscape or historic environment. Limited access to existing employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Lime Lane West
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	11 minutes by service H1 from Windmill Inn		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Within 800m of a District Centre and a Neighbourhood Centre		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	In the region of 1800m to nearest large supermarket in a straight line and so would be further by road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Nearest GP in Oakwood District Centre		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Nearest pharmacy, Oakwood District Centre		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	Nearest dentist, Oakwood Dental Centre on Bishops Drive		1a, 2, 5, 9, 12,

			metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			
	How accessible is the site to the nearest hospital facilities by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 26 minutes, not taking account of transfer time in city centre, or time to reach the nearest stop to the site. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case')		1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Time for journey would depend on connection of services and times to reach route at each end		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park		A = > 5000 metres G = < 5000 metres			1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)			1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?		R = > 400 metres A = 200-400 metres G = 0-200 metres	Site is more than 400m from Priory Park, Bishops Drive, Oakwood	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Just over 800m radius from site centre to Oakwood Leisure Centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	<p>R = > 10 min walk (800 m)</p> <p>A = 5-10 min walk (400-800m)</p> <p>G = 0-5 min walk (0-400m)</p>	Service H1 at 4 per hour		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	<p>R = > 30 min public transport (> 5km – if urban extension)</p> <p>A = 15-30 min public transport (2.5 – 5km if urban extension)</p> <p>G = 0-15min public transport (less than 2.5km if urban extension)</p>	15 minutes total journey time from nearest stop. This does not take account of transfer times in the city centre.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	<p>R = > 800 m</p> <p>A = 400-800m</p> <p>G = 0-400m</p>	Cycle route adjacent to western boundary of the site		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = < 1 km of an AQMA</p> <p>G = > 1 km of an AQMA</p>	In the region of 2.5km from nearest point of AQMA in Chaddesden		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	<p>R = <400m</p> <p>A = 400-800m</p> <p>G = >800m</p>			13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	<p>R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site</p> <p>A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site</p> <p>G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site</p>			

Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		<p>R = Contains or is adjacent to an existing site</p> <p>A = Contains or is adjacent to a proposed site</p> <p>G = Does not contain and is not adjacent; or allocation is greenspace</p>			13
Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		<p>R = Yes, it would result in severance of a designated wildlife corridor.</p> <p>A = It would result in partial severance of a designated wildlife corridor</p> <p>G = No</p>			13
Would the allocation impact on allotment space?		<p>R = Contains allotment space</p> <p>G = Does not contain allotment space</p>			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		<p>R = Yes</p> <p>A = Yes but it has been demonstrated this land is no longer needed for public open space purposes</p> <p>G = No</p>	'Allocated' in that policy allows for open recreation uses; not demonstrated that the land is no longer needed for public open space purposes		12, 13
Would the allocation of the site lead to loss of land within the Green Belt?		<p>R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation</p> <p>A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation</p> <p>G = Not within or adjacent to the Green Belt</p>			4, 7, 13
Would allocation of the site lead to loss of any land within a Green Wedge?		<p>R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation</p> <p>A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation</p> <p>G = Not within or adjacent to Green Wedge</p>	Allocation of the site would lead to the loss of Green Wedge. The remaining wedge would maintain a gap between Chaddesden and Oakwood		4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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								& Decision Making Criteria	
	Is the site within an identified flood zone?		R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)						1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?		R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding						1B, 3
	Would development of the site contribute to waste water capacity constraints?		A = Site is located to the south or west of the River G = Site is not located to the south or west of River?						1B, 3,

Landscape, townscape and the historic environment

Criteria		Performance		Comments		Mitigation & Enhancement		Relevant SA Objectives & Decision Making Criteria	
	Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?		A = Yes G = No						10,
	Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?		A = Yes G = No	There is a locally listed building at 1 Porter Lane on the westernmost point of the site					10
	Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?		A = Yes G = No						10, 13
	Is the site within, adjacent to or in close proximity to a Conservation Area?		A = Yes G = No						10
	Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?		A = Yes G = No						10, 11
	Does the site lie within an Archaeological Alert Area?		A = Yes G = No						10, 13

Land Resource Issues

Criteria		Performance		Comments		Mitigation & Enhancement		Relevant SA Objectives & Decision Making Criteria	
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						Criteria
	Would allocation of the site result in the use of previously developed land?		<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	Nearest core business and employment areas are along Sir Frank Whittle Road, the closest being 1.5km radius away, the journey by road would be further.		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment	N/A	A = Some new employment floorspace as part of a mixed use		11

space?		<p>development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Greenfield site. Poor access to hospital and neighbourhood park, good to limited access to other facilities and services. Limited access to high quality public transport route and to the main train station, good access to a cycle route. Would cause harm to the Green Wedge, due to taking half of the width, and is allocated for open space otherwise no effect on biodiversity or green infrastructure. No flood risk. No effect on townscape or historic environment. Limited access to exiting employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Lime Lane, Oakwood	Size (ha):	18.51
SHLAA /ELR Ref:	DER/0030		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	Nearest service (26) is on Smalley Drive and takes 22 minutes to city centre and 18 minutes from the city centre.	Development of the site may make it viable to extend the service into the area. Would not necessarily shorten journey times but would improve the service.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Approximately 900m radius from centre of site to the Oakwood District Centre		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The centre of the site is at 2km radius from Morrison's at the Meteor Centre but would be much further by road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m of the health centre in Oakwood District Centre		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m of a pharmacy in Oakwood District Centre		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m of a dentist in Oakwood		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 37 minutes, not taking account of transfer time in city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site centre is at a radius of 560m from the nearest primary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Would need two buses with combined journey time of 14 minutes. However, this is assuming perfect connections and there would be a walk at each end to reach the service and then the school hence ‘amber’ score		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	3km radius but would be further by road		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Adjacent to Oakwood Park and Chaddesden Wood		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Site is more than 400m from Priory Park, Bishops Drive, Oakwood	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Just over 800m radius from site centre to Oakwood Leisure Centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The site is 600m to Smalley Drive where Service 26 runs 6 per hour during the day, 4 per hour in the evening	Development of the site may make it viable to extend the service into the site, improving the service.	1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	22 to 26 minutes total journey time depending on the service (outbound and inbound respectively). This does not take account of transfer times in the city centre.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle route adjacent to the western boundary of the site		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	2.7km from the site centre to the closest point of the AQMA on Nottingham Road, Chaddesden.		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	7.7km from the site centre to the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	Chaddesden Wood (E4(1)) is on the southern boundary.	Buffer zones would mitigate any adverse effects	13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No	'Allocated' in that policy allows for open recreation uses		12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding			1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	Nearest core business and employment areas are along Sir Frank Whittle Road, the closest being 1.6km radius away, the journey by road would be further.		11
	Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11

Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11
Physical Infrastructure & Utilities					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9	
Summary					
<p>Greenfield site. Poor access to hospital and neighbourhood park, good to limited access to other facilities and services. Limited access to high quality public transport route and to the main train station, good access to a cycle route. Would cause harm to the Green Wedge and is allocated for open space, wildlife site on southern boundary; otherwise no effect on biodiversity or green infrastructure. No flood risk. No effect on townscape or historic environment. Limited access to exiting employment areas.</p>					

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Mackworth College Green Wedge	Size (ha):	7.75
SHLAA /ELR Ref:	DER/0160		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	Services 28 and 29 take 15 minutes and 22 minutes respectively.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The nearest Neighbourhood Centre is approximately 500m away and the nearest District Centre, 800m.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Sainsbury's at Kingsway is at a radius of 1100m but is on the opposite side of the A38. The road journey would be much longer.		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is covered by the 800m radii of two GP practices in Mackworth		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m of pharmacies in Mackworth and Mickleover		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m of a dentist in Mackworth		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time (inbound) of 30 minutes on service 28, not taking account of transfer time in city centre. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case')		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	890m from the site centre to primary school in Mackworth		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	There are no direct services with the bus journey to Murray Park School taking in excess of 40 minutes or 30 minutes plus to St Benedict's School as both would require travelling via the city centre.	There is potential for a pedestrian route of approximately 500m to Murray Park, Mickleover	1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	1.3km from the site centre to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The nearest District Park is Derwent Park approximately 3.2km radius away		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The site is within 400m of Mackworth Park	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The city centre is in the region of 3.4km radius		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Services 28/29 have a total of 6 per hour during the day		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Total journey time via service “8 would be 19 minutes but this does not include transfer time from Albert Street to the bus station.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle routes run along the former railway line to the south of the site		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	1.3km from site centre to nearest point of AQMA on Uttoxeter New Road		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	Site centre is 7.7km from the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	The former railway line to the south is a wildlife site (E4(4)),	A buffer zone on the southern edge of the site would assist to mitigate any adverse effect	13
	Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severage of a designated wildlife corridor. A = It would result in partial severage of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The site is within a Green Wedge, but the wedge at this point is probably wide enough, such that the site would not overly adversely affect it.	Buffer zones/landscaping schemes could reduce impacts on the character of the Green Wedge	4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Very small areas within the site	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>	The former college is brownfield but is in a Green Wedge.		5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	<p>The site is not listed as being potentially contaminated.</p> <p>Disused railway to the south of the boundary is listed as railway land – ranking medium and landfill – inert construction waste, ranking high.</p>		3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	Kingsway Industrial Estate is 1km radius but is on the opposite side of the A38 and so the journey will be longer.		11
	Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11

	Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
	Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9

Summary

Brownfield site in a Green Wedge. Poor access to secondary school, district park and indoor leisure facilities. Access to services and facilities generally good with some limited. Access to the main train station is limited but otherwise access to sustainable transport is good. The site is in a Green Wedge but due to the width of the wedge it is unlikely to be unduly adversely affected. A wildlife site is on the southern boundary of the site. Generally there are no effects on biodiversity or green infrastructure. Very small areas in the site are at risk from surface water flooding. No effect on townscape or the historic environment. Limited access to existing employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Mickleover STW, Andrew Close	Size (ha):	7.86
SHLAA /ELR Ref:	DER/0028		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The journey time is 11 minutes by the HQ service to the city centre from Havenbault Lane, there would, however, be additional time to reach the closest stop from the site – hence would be more ‘amber’ in character		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The centre of the site is at an 800m radius to the edge of the Heatherton Neighbourhood Centre and so parts of the site would be at a greater distance		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The centre of the site is 800m to Tesco in Mickleover in a direct line but would be much further by road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m boundary crosses site and so part of it would be further away		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Site centre is just on 800m radius from pharmacy in Heatherton Neighbourhood centre. Some of site would be further and journey by foot would be further, hence ‘amber’ score.		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?		<p>R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only</p>	The site is between 800m and 1200 from a dentist in Mickleover. This is on the opposite side of the A38/A516 and the walking distance would be greater		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?		<p>R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only</p>	The journey time by service '35' would be approximately 5 minutes but this does not include time from the stops at each end.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?		<p>R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only</p>	The nearest school (in Mickleover) is at approximately 600m radius but is on the opposite side of the A38 and any walking route would be much further.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?		<p>R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only</p>			1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park		<p>A = > 5000 metres G = < 5000 metres</p>	The site is 3.6km in a straight line from Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?		<p>R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)</p>	The nearest District Park, Sinfin Park, is at a radius of 4km		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?		<p>R = > 400 metres A = 200-400 metres G = 0-200 metres</p>	The site is within 400m of the Brierfield Way Open Space, Mickleover. This is on the opposite side of the A38 and so not particularly accessible. The Havenbalk Lane Recreation Ground, Littleover is further away, just over 400m, but would be more accessible.	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?		<p>R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)</p>	The site centre is 3.9km radius from the Foresters Leisure Park		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The centre of the site is at 650m radius to Havenbalk Lane/Rykneld Road for the 'HQ' service		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	15 minutes total journey time but there would be additional time to reach the closest bus stop and transfer times between services in the city centre		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Site centre is approximately 200m from the closest point on the cycle route network		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The site is in excess on 2km from the nearest AQMA		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	The site is nearly 7km from the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site				
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		<p>R = Contains or is adjacent to an existing site</p> <p>A = Contains or is adjacent to a proposed site</p> <p>G = Does not contain and is not adjacent; or allocation is greenspace</p>	Adjacent to Bunkers Wood Wildlife Site	Landscaping and buffer zones could mitigate any adverse effects	13
	Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		<p>R = Yes, it would result in severage of a designated wildlife corridor.</p> <p>A = It would result in partial severage of a designated wildlife corridor</p> <p>G = No</p>			13
	Would the allocation impact on allotment space?		<p>R = Contains allotment space</p> <p>G = Does not contain allotment space</p>			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		<p>R = Yes</p> <p>A = Yes but it has been demonstrated this land is no longer needed for public open space purposes</p> <p>G = No</p>			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		<p>R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation</p> <p>A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation</p> <p>G = Not within or adjacent to the Green Belt</p>			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		<p>R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation</p> <p>A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation</p> <p>G = Not within or adjacent to Green Wedge</p>	At the CDLPR inquiry, in relation to new housing on the site, it was considered that it would present a much closer face to the view from the bridge over the A38 which would result in an apparent and significant narrowing of the wedge which would be particularly pronounced from within the remnant gap between the confines of the new housing and the steep roadside embankment. The open foreground setting of much of the route from Littleover to Mickleover would be replaced with an immediate aspect of housing.		4, 7, 13

			Development, although not extending the built up area outward into open countryside, would represent an obvious projection into the green wedge.		
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Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)	There is a relatively narrow flood zone across the site, the centre of which is FZ3. Most of the site is not in a flood zone.	Layout of the site to take the flood zone into account e.g. using the area for POS	1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Risk of surface flooding along line of watercourses	Layout of the site to take the area at risk into account e.g. using the area for POS	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11

	Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13
Land Resource Issues					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
	Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.	The site is that of a former sewage treatment works, but reclaimed to a 'greenfield' nature.		5
	Has the site been identified as being potentially contaminated?	R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health	Part of the site listed as sewage works Ranking: high		3,
Economic Growth					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
	How accessible is the site to the nearest existing Core Business and Employment Areas?	R = > 2km A = 1-2km G = <1km	The closest existing core business and employment area is Kingsway Industrial Estate at 2.8km radius		11
	Would the allocation of the site result in a loss of employment space?	R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)			11

			<p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>		
	Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>		11
	Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>		11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Site reclaimed to greenfield character. Poor access to a district park and indoor leisure, but otherwise access to services and facilities is generally good. Limited access to public transport and the train station but good access to a cycle route. Harm would be caused to objectives of the Green Wedge designation, site is allocated as public open space and is adjacent to a wildlife site. No other effects on biodiversity or green infrastructure. Flood zone across centre of site where there is also a risk of surface water flooding. Contribute to waste water capacity constraints. No effect on townscape or the historic environment. Part of the site is identified as being potentially contaminated, ranking high. Poor access to existing employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Mickleover Sports (Onslow)	Size (ha):	2.26
SHLAA /ELR Ref:	DER/0021		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The journey is 22 minutes from East Avenue to the City Centre by the 'Mg' service, but there is also the time to reach the stop from the site to be taken into account.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The site is 600m from the Neighbourhood Centre on Devonshire Drive		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site is 1600m from Tesco, Mickleover		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Much of the site is more than 1200m from a GP surgery.		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m of a pharmacy in the Devonshire Drive Neighbourhood Centre.		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is more than 1200m from the dentists in Mickleover and Mackworth, the dentist in Mackworth being on the opposite side of the Green Wedge.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	From East Avenue (the closest the Mg/MB service comes to the site) to the Hospital takes 4 or 7 minutes depending on service. There would then be the time taken to reach the nearest stop from the site.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site centre is 600m from the nearest primary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	There is not a direct link by public transport, but the site is less than 800m of a secondary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The site is approximately 2km from Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The nearest District Park is Derwent Park 4.3km away		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Part of site is within 400m but the rest is further away.	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Site centre is at 4.2km radius to City centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	East Avenue is 500m away where the 'Mb' and 'Mg' services provide a combined service of 8 per hour during the day and 4 per hour during the evening	Development of the site may make it viable for the bus service to operate closer to the site than at present	1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	26 minutes total journey time but this does not include the time taken to reach the nearest stop or any transfer time within the city centre		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	The closest cycle route is along Onslow Road, immediately to the south of the site		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The site is in excess of 2km from the nearest AQMA		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	The site centre is 8.3km from the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
	Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severage of a designated wildlife corridor. A = It would result in partial severage of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No	Part of the site is designated as POS and part of the area is allocated for POS		12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The site would affect the Green Wedge, but it need not prevent it carrying out its function of keeping Mickleover and Mackworth separate.	Landscaping could mitigate any adverse effect.	4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding			1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	<p>Site not listed as potentially contaminated.</p> <p>Former railway adjacent northern boundary listed as railway land – ranking, medium and landfill – inert construction waste, ranking high</p>		3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The nearest business or industrial area is Kingsway Industrial Estate at just over 2km radius		11
	Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11

	Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
	Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11
Physical Infrastructure & Utilities						
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria		
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>				9
Summary						
<p>Greenfield site. Poor access to GP, dentist, district park and indoor leisure facilities, otherwise generally good access to services and facilities. Limited access to public transport route and main train station but good access to a cycle route. There would be an effect on the Green Wedge, but allocation need not prevent it carrying out its function. Part of the site is designated as POS and part allocated. No other effects on biodiversity or green infrastructure. No flood risk but would contribute to waste water capacity constraints. No effect on townscape or historic environment. Poor access to exiting employment areas.</p>						

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Mickleover Sports (Station Road)	Size (ha):	6.08
SHLAA /ELR Ref:	DER/0020		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The site centre is 900m from East Avenue and then there is a journey of 22 minutes from East Avenue to City Centre by service 'Mg'.	Development of the site may make it viable to extend the bus service to this area	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The Devonshire Drive Neighbourhood Centre is approximately 1km away.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site is over 2km from Tesco, Mickleover		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m from a GP in Mackworth		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m from a pharmacy in the Devonshire Drive Neighbourhood Centre		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is more than 1200m from the nearest dentist, in Mackworth		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	From East Avenue (the closest the Mg/MB service comes to the site) to the Hospital takes 4 or 7 minutes depending on service. There would then be the time taken to reach the nearest stop from the site.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The nearest primary school is 1km away in a straight line, the journey would be longer		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The nearest secondary school is only a couple of minutes from the nearest point of the bus route, but that point is 900m away from site centre		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	1.7km from the site centre to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The nearest District Park is Derwent Park 4km away.		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The site is approximately 700m from the nearest Neighbourhood Park, Inglewood Avenue Open Space.		1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Site centre is at 4.2km radius to City centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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								& Decision Making Criteria	
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)		R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The site centre is 900m from 'Mr'/'Mg' service	Development of the site may make it viable to extend the bus service to this area				1a, 2, 3. 5. 12
	How accessible is the site to the main train station by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The total bus journey time would be 26 minutes. However, the site centre is 900m to East Avenue and then there would be a journey of 22 minutes from East Avenue to the City Centre by 'Mg'/'Mr' and then a 4 minute journey to the station. These factors, combined with any additional time for transfers in the city centre, give rise to the 'red' score	Development of the site may make it viable to extend the bus service to this area				1a, 2, 3. 5. 12
	How accessible is the site to a cycle route?		R = > 800 m A = 400-800m G = 0-400m	The closest point on the cycle route network is adjacent to the south-western corner of the site.					1a, 2, 3. 5. 12
	Is the site within, or in close proximity to an existing AQMA?		R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The site is 2km from the nearest AQMA					3

Biodiversity & Green Infrastructure

Criteria		Performance		Comments		Mitigation & Enhancement		Relevant SA Objectives & Decision Making Criteria	
	Could allocation of the site have a potential adverse impact on a SSSI?		R = <400m A = 400-800m G = >800m	The site centre is in the region of 8.5km from the SSSI					13
	Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?		R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site						

Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		<p>R = Contains or is adjacent to an existing site</p> <p>A = Contains or is adjacent to a proposed site</p> <p>G = Does not contain and is not adjacent; or allocation is greenspace</p>			13
Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		<p>R = Yes, it would result in severage of a designated wildlife corridor.</p> <p>A = It would result in partial severage of a designated wildlife corridor</p> <p>G = No</p>			13
Would the allocation impact on allotment space?		<p>R = Contains allotment space</p> <p>G = Does not contain allotment space</p>			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		<p>R = Yes</p> <p>A = Yes but it has been demonstrated this land is no longer needed for public open space purposes</p> <p>G = No</p>			12, 13
Would the allocation of the site lead to loss of land within the Green Belt?		<p>R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation</p> <p>A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation</p> <p>G = Not within or adjacent to the Green Belt</p>			4, 7, 13
Would allocation of the site lead to loss of any land within a Green Wedge?		<p>R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation</p> <p>A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation</p> <p>G = Not within or adjacent to Green Wedge</p>	The site is in the centre of the edge of the Green Wedge and would effectively close off much of it. The remaining wedge would be very narrow (150m)		4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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					& Decision Making Criteria
	Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Some relatively small areas	Layout and design of development could reduce risk	1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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						Criteria
	Would allocation of the site result in the use of previously developed land?		<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	<p>The site is not listed as potentially contaminated.</p> <p>Former railway adjacent to the southern boundary is listed as railway land – ranking, medium and landfill – inert construction waste, ranking high</p>		3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The site is 1.9km radius to Kingsway Industrial Estate, but would be much further by road.		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment	N/A	A = Some new employment floorspace as part of a mixed use		11

space?		<p>development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Greenfield site. Poor access to the city centre by public transport, dentist, district/neighbourhood park and indoor leisure facilities, otherwise evenly divided between limited and good access to services and facilities. Poor access to a high quality public transport route and the main train station, good access to a cycle route. Would cause harm to the objectives of the Green Wedge designation. Wildlife site in the site, otherwise, no effect on biodiversity or green infrastructure. Some relatively small areas are at risk of surface water flooding. No effect on townscape or the historic environment. Limited access to existing core business and employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Moorway Lane Green Wedge	Size (ha):	28.13
SHLAA /ELR Ref:	DER/0156		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The 'HQ' service has a journey time of 15 minutes to the City Centre from Squires Way, Heatherton. However, this is 500m from site centre	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Much of the site is within 800m of Neighbourhood Centres but an area in the centre of the site is greater than 800m from a centre.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The site is 2.6km from Tesco at Mickleover		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Only part of the site is within 1200m of a GP surgery.		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 1200m of pharmacies in Heatherton and the Blagreaves Lane Neighbourhood Centre		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m boundary crosses the site.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The journey by service '36' would take 10 minutes. The site centre to the route taken by the bus service is approximately 600m, hence the 'amber' score.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Site centre is 630m from the nearest primary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	No nearby public transport readily available but only 700m from site centre to Derby Moor		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	4.6km to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The nearest District Park is Sinfin Park 2.1km away		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The site is more than 400m from the closest Neighbourhood Park, Sunnydale Park, Littleover	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site centre is in the region of 2.8km radius from the Foresters Leisure Park		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The site centre is approximately 750m to Blagreaves Lane for service 33/36 which provide 4 per hour for each service	The development of the site may make it viable to extend the current bus service.	1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The total journey time is in the region of 30 minutes, but the site centre is 500m from the closest bus stop	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	The nearest part of the cycle route network is adjacent to the north-western area of the site		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The site centre is 2.1km from the nearest AQMA		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	5.3km from site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace		13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No		13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space		9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No		12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt		4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The allocation would close off the Green Wedge	4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)	Flood zones 3 (including 3b) and 2 are found in the south eastern area of site. The rest of the site is not in a flood zone.	Layout of the site could reduce the risk e.g. using the area for POS etc	1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Broad band across the centre of the site	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The site is 1.5km to the nearest existing core business and industrial area at Goodsmoor Road in a straight line but would be much further by road		11
	Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11

Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Greenfield site. Poor access to GP, secondary school, District/Neighbourhood parks and indoor leisure and recreation. Good access to a large supermarket, a primary school and a city park, otherwise there is limited access to the city centre by public transport, the nearest District centre, pharmacy, dentist and hospital. There is poor access to the main train station by public transport, limited access to an existing high quality public transport route but good access to a cycle route. Allocation of the site would close off the Green Wedge; other than this, there would be no effect on biodiversity or green infrastructure. Part of the site is in flood zones 2 and 3 and an area in the centre of the site has been identified as being at risk of surface water flooding. Development of the site would contribute to waste water capacity constraints. There would be no effect on townscape or the historic environment. There is limited access to the nearest existing core business and employment area.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Moorways (Osmaston Park Road)	Size (ha):	11.09
SHLAA /ELR Ref:	DER/0098		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The journey to the city centre takes 17minutes from The Mitre on service 40. This is approximately 400m from the centre of the site.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The site is largely within 400m of the nearest District Centre.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No	The allocation of the site would lead to the loss of the Moorways Leisure Centre.		11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Approximately 1km to Sainsbury's at Osmaston Park Road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Just over 600m to nearest GP surgery on Osmaston Road		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Approximately 330m to a pharmacy in Allenton District Centre		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Approximately 520m to closest dentist		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The total journey time would be 32 minutes. This would not take account of the time taken to reach the nearest service ('40') or transfer time in the city centre. (The journey by the 'Royal Derby' service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a 'worst case')	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Less than 400m (380) to nearest primary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Part of the route covered by a bus service would only take approximately 5 minutes but there would be a walk at each end of the journey of 300m		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The site is 5.3km radius to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is equidistant to Sinfin Park and Alvaston Park (1.7km) but it would be easier to get to Alvaston Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The 200m boundary crosses the site		1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is the location of an indoor leisure facility and so the walking time could be very low, otherwise if the site was developed then the closest facility is the Foresters Leisure Park 1100m away.		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	230m from site centre to Osmaston Park Road		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Between the fare stage at The Mitre and the train station the inbound journey takes 13 minutes on service 40 and 15 minutes outbound on service 41.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle route network on western side of the site and the south eastern corner.		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	The closest AQMA runs along the outer ring road		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	1.9km from site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	The site is adjacent to the Elm Wood wildlife site	A buffer zone between any development and the wood would assist in mitigating any adverse effects.	13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No	The full width of the site is a Wildlife Corridor		13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No	The site not designated as open space in the Local Plan but as an outdoor sports facility it would be considered as such.		12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Relatively small areas within the site	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The nearest existing core business and employment area is adjacent to the southern boundary		11
	Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11

Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Largely greenfield in character. Poor access to hospital and District Park, limited access to the city centre by public transport, city and neighbourhood parks; otherwise generally good access to services and facilities. Development of the site would lead to the loss of the Moorways Leisure Centre. There is good access to public transport, the main train station and a cycle route. An AQMA is within 1km of the site. The full width of the site is a wildlife corridor and there is an adjacent wildlife site. The site is not designated as open space in the Local Plan but as an outdoor sports facility but would be considered as such. Other than these concerns there are no other effects on biodiversity or green infrastructure. The site is not in a flood zone but there are relatively small areas that are identified as being at risk from surface water flooding. There would be no effect on townscape or the historic environment. There is good access to the nearest existing core business and employment area.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Onslow Road, Mickleover	Size (ha):	7.26
SHLAA /ELR Ref:	DER/0027		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	There is a journey of 22 minutes from East Avenue to the City Centre by the 'Mg' service. To be added to this would be the time to reach the stop from the site.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	The site is at a radius of 600m to the Neighbourhood Centre on Devonshire Drive.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	From the site it is 1700m to Tesco, Mickleover		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Most of the site is within 1200m of a GP surgery		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m of a pharmacy in the Devonshire Drive Neighbourhood Centre		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is more than 1200m from the closest dentists in Mickleover and Mackworth		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	From East Avenue (the closest the Mg/MB service comes to the site) to the Hospital takes 4 or 7 minutes depending on service. There would then be the time taken to reach the nearest stop from the site.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Approximately 570m from the site centre to the nearest primary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The site is site adjacent to the secondary school campus		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	1.8km from the site centre to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The nearest District Park is Derwent Park at a radius of 3.9km		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The site is more than 400m from the closest Neighbourhood Parks at Bramble Brook Open Space and Inglewood Avenue Open Space		1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Site centre is approximately 4km from the city centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	<p>R = > 10 min walk (800 m)</p> <p>A = 5-10 min walk (400-800m)</p> <p>G = 0-5 min walk (0-400m)</p>	The centre of the site is 700m to East Avenue where the 'Mg' and 'Mr' services give a combined service of 8 per hour during the day and 4 per hour in the evening.	The development of the site may make it viable to extend the current bus service.	1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	<p>R = > 30 min public transport (> 5km – if urban extension)</p> <p>A = 15-30 min public transport (2.5 – 5km if urban extension)</p> <p>G = 0-15min public transport (less than 2.5km if urban extension)</p>	There is a total journey time of 26 minutes, not taking into account the time to reach the bus service.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	<p>R = > 800 m</p> <p>A = 400-800m</p> <p>G = 0-400m</p>	The closest part of the cycle route network runs along Onslow Road		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	<p>R = Within or adjacent to an AQMA</p> <p>A = < 1 km of an AQMA</p> <p>G = > 1 km of an AQMA</p>	1.8km from the site centre to the nearest AQMA		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	<p>R = <400m</p> <p>A = 400-800m</p> <p>G = >800m</p>	8.1km from the site centre to the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	<p>R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site</p> <p>A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site</p> <p>G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site</p>			

Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		<p>R = Contains or is adjacent to an existing site</p> <p>A = Contains or is adjacent to a proposed site</p> <p>G = Does not contain and is not adjacent; or allocation is greenspace</p>	The wildlife site E4(76) Mickleover School pond and margins is within the site	It may be possible to incorporate the wildlife site into open space within the site.	13
Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		<p>R = Yes, it would result in severance of a designated wildlife corridor.</p> <p>A = It would result in partial severance of a designated wildlife corridor</p> <p>G = No</p>			13
Would the allocation impact on allotment space?		<p>R = Contains allotment space</p> <p>G = Does not contain allotment space</p>			9, 13
Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		<p>R = Yes</p> <p>A = Yes but it has been demonstrated this land is no longer needed for public open space purposes</p> <p>G = No</p>			12, 13
Would the allocation of the site lead to loss of land within the Green Belt?		<p>R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation</p> <p>A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation</p> <p>G = Not within or adjacent to the Green Belt</p>			4, 7, 13
Would allocation of the site lead to loss of any land within a Green Wedge?		<p>R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation</p> <p>A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation</p> <p>G = Not within or adjacent to Green Wedge</p>	The site would affect the Green Wedge, but it need not prevent it carrying out its function of keeping Mickleover and Mackworth separate.	Landscaping could mitigate any adverse effects.	4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives
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					& Decision Making Criteria
	Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Small areas within the site	Layout and design of development could reduce risk	1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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						Criteria
	Would allocation of the site result in the use of previously developed land?		<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	<p>The site is not listed as being potentially contaminated.</p> <p>The former railway adjacent to the northern boundary is listed as railway land – ranking, medium and landfill – inert construction waste, ranking high</p>		3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The Kingsway Industrial Estate is at 1.7km radius		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment	N/A	A = Some new employment floorspace as part of a mixed use		11

space?		<p>development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Greenfield site. Poor access to a dentist, District and Neighbourhood parks and indoor leisure and recreation facilities. Limited access to the city centre by public transport and GP, otherwise good access to services and facilities. Limited access to public transport and the main rail station, but good access to a cycle route. There is a wildlife site within the site. Allocation of the site would affect the Green Wedge but need not prevent it carrying out its function. Other than these effects, there would be no effect on biodiversity or green infrastructure. The site is not in a flood zone but there are small areas within the site that are identified as being at risk from surface water flooding. There is no effect on townscape or the historic environment. Limited access to existing core business and industrial areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Osmaston
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The average journey times by services 40/41 and 60/61 give rise to an ‘amber’ score		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Most of the area is within 400m of various Neighbourhood Centres, otherwise it is within 800m. The South East end of the area is within 800m of a District Centre, the majority of the rest of the area is within 1200m		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	The furthest part of the area is within 1.2km radius of Sainsbury’s at Osmaston Park Road		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Only a very small area is not within 800m		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	A pharmacy is on the edge of the area		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	Two 800m zones cover parts of the area but much of it is between 800m and 1200m from a dentist		1a, 2, 5, 9, 12,

		metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			
	How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The average journey times by services 40/41 and 60/61 give rise to an ‘amber’ score to the city centre and so the overall out to the hospital would be ‘red’ (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)		1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	A primary school is in the area		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Estimated time of travel is 40 minutes due to a lack of a direct public transport route; 2 bus changes would be required. (If the journey is via car, the estimated time of travel is only 10 minutes.)		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	4.4km from the site centre to Markeaton Park		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	1.5km radius to Alvaston Park from site centre		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Much of the area is within 200m or 400m of a Neighbourhood Park, approximately one third is outside 400m	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park (and due to the built up nature of the area a site for a new park might not be available), funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The centre of the area is in the region of 600m to Moorways and 1km from the Foresters Leisure Park		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Good bus services operate along the northern and southern boundaries of the area		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The combination of the range of times from the Osmaston area to the city centre and then the time to the railway station would give rise to a range of times in the ‘amber’ range		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle routes pass through the area		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	Most of the proposed site is less than 1 km away from the AQMA along Osmaston Road and the ring road, however there are particular areas that are adjacent to it.		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	2.8km from site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site				
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	There are a number of areas, particularly along roads	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No	Part of the former Rolls Royce building is a locally listed building	Careful design of development around the building could reduce impact.	10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	<p>There are a number of different sites in area. Engineering works (cars/aircraft/other); ranking medium/high. Foundry, ranking high.</p> <p>Also PFS, unspecified works, textile/clothing; ranking medium/high</p>		3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	Existing core business and employment areas on northern boundary and small areas within the area		11
	Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11

Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>		9

Summary

Brownfield sites. Poor access by public transport to the hospital and secondary school, also poor access to a District Park. Limited access to the city centre by public transport, a dentist and a Neighbourhood Park; otherwise good access to facilities and services. There is limited access to the main train station, but there is good access to high quality public transport and a cycle route. Some areas are adjacent to an AQMA with most of the site less than 1km from it. There is no effect on biodiversity or green infrastructure. The area as a whole is not in a flood zone but there are some areas, particularly along roads that are identified as being at risk from surface water flooding. Part of the former Rolls Royce building is locally listed, otherwise there is no effect on the townscape and historic environment. There are a number of different sites in the area that have been identified as being potentially contaminated, ranking medium to high. The allocation of the site would result in the loss of employment space but the area is well related to existing core business and employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Raynesway East Employment
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	Closest stage to western edge of site is just under 15 minutes to city centre, however there would be time to reach the nearest stop	Development of the site may make a service serving it viable.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Part of site is within 800m, rest of western area is within 1200m. Eastern section is more than 1200m from nearest District Centre. Nominal centre point of site is on 1200m point		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km			1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	N/A R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	N/A R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	N/A R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres)			1a, 2, 5, 9, 12,

			metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only		
	How accessible is the site to the nearest hospital facilities by public transport?	N/A	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only		1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	N/A	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	N/A	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park		A = > 5000 metres G = < 5000 metres		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	1400m from site centre to closest point of District Park	1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?		R = > 400 metres A = 200-400 metres G = 0-200 metres	1150m straight line from site centre	1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)		1a, 2, 3, 5, 9, 12
Sustainable Transport and Air Quality					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	

How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	In excess of 800m in a straight line from site centre	Development of the site may make an improved public transport service viable	1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Closest stage to western edge of site is just under 15 minutes to city centre, however there would be time to reach the nearest stop. Journey time from City Centre to train station of 4 minutes, plus connection time	Development of the site may make an improved public transport service viable	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Area well served with cycle routes		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	Closest point of AQMA at Alvaston is within 300m of the edge of the area		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m			13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a	E4(18) Accordis Effluent Beds in southern part of eastern area	The wildlife site could be incorporated into structural landscaping/flood alleviation for the site?	13

	or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	proposed site G = Does not contain and is not adjacent; or allocation is greenspace			
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt	Small area of eastern most area is on opposite side of the river to a Green Belt	Layout of development and landscaping could mitigate effects on the Green Belt	4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	Both areas have boundaries adjacent to Green Wedge. The river corridor between the halves of the site is a Green Wedge.	Layout of development and landscaping could mitigate effects on the Green Wedge	4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps)	Majority of area is FZ3	Use of SUDS could mitigate risks of flooding also layout and design of	1B, 3,

		G = FZ1 (DCC Maps)		buildings	
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding			1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?	Site is split by the river, part is south/west of the river		1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No	Whilst not within the City boundary, the site is close to Elvaston Castle Country Park	Careful layout/design and landscaping would alleviate effects	10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area			5

		<p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>	Eastern area of site all identified, approximately ¼ of western area identified		3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>			11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment space?	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment</p>			11

		<p>floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
	Would the allocation of the site assist in the regeneration of deprived areas?	<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>	Western area of site lies within the 30% most deprived SOA		11
Physical Infrastructure & Utilities					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9	
Summary					
Sizeable mixed brownfield/greenfield site. Much of site in flood zone 3 and so mitigation would be required. Green Belt and Green Wedge on boundaries of site and so layout/design and landscaping would be required to reduce impact on these areas; also historic park/garden nearby just outside city boundary. Limited access to public transport but potential for improvement as development of the site could make a service more viable.					

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Rough Heanor Farm
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	Depending on service can be between 13 and 20 minutes. Also time to reach the nearest stop from the site		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.			1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km			1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Generally equidistant to GPs in Mackworth and Mickleover in a straight line – both have areas of the site within 1200m. Would be much further by road to Mackworth		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Closest pharmacy in Mickleover		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	The site is within 1200m radius of the nearest dentist in Mackworth but the journey would be much further		1a, 2, 5, 9, 12,

		metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	by foot due to the lack of direct links		
	How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Effectively same distance to walk to Royal Derby Hospital as to public transport, adjacent to hospital		1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Approx 550m straight line to Wren Park Primary, but route is not direct (crossing A38 slip road) and apparently not in catchment area		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only			1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres			1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	In region of 3.7km straight line to nearest District Park at Darley Abbey Park		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	Site is within 400m radius of the nearest Neighbourhood Park, but would be much further by foot		1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	2,7km radius to edge of city centre; 3.5km to Foresters Park		1a, 2, 3, 5, 9, 12
Sustainable Transport and Air Quality					
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria	

How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Within 400m in a straight line, but this involves crossing the A38 slip road		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Total journey time would be approx 17 minutes. This does not take account of transfer times in City Centre.		1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Site centre just on 400m in a straight line from the nearest section of cycle network but would be further by road – hence amber		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	AQMA on Uttoxeter Road		3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m			13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a			13

	or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		proposed site G = Does not contain and is not adjacent; or allocation is greenspace		
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No		13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space		9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No		12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt		4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	Development of the site would close off the link between western Littleover and the rest of the Green Wedge taking into account the development of the former University of Derby Mickleover campus and the Kingsway Hospital site. It also separates the former University campus from the Manor Kingsway development.	4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps)			1B, 3,

		G = FZ1 (DCC Maps)		
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding		1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?		1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No	Farm house Locally Listed building		10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area	Separated from nearest residential area by slip road to A38		5

		<p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	1.2km in straight line to Kingsway Industrial Estate but would be much further by road		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment space?	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment</p>	Proposal for drive through		11

			floorspace (i.e. more than 5000m²) N/A = site is for housing only			
	Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11
Physical Infrastructure & Utilities						
	Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)			9
Summary						
Greenfield site in a Green Wedge with an adverse effect on the wedge. Poor or limited access to medical facilities and leisure and recreational facilities.						

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Royal Hill Farm, Spondon
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	There is a journey of 15 minutes by service ‘SFg’ from Locko Road to the city centre; plus the walk from the site to the stop		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	It is a 1km radius from the site centre to the closest point of Spondon District Centre The 800m boundary from the Neighbourhood Centre to the west crosses the site.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	1.4km from site centre to ASDA at Spondon		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m of a health centre in Spondon District Centre		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is between 800m and 1200m of pharmacies in Spondon District Centre		1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	The site is between 800m and 1200m of a dentist in Spondon District Centre		1a, 2, 5, 9, 12,

		metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			
	How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey time of 30 minutes, not taking into account time to reach the nearest bus stop from the site and transfer time in the city centre, hence ‘red’ score. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	Less than 700m to nearest primary school		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Less than 5 minutes journey time, but time to reach service at each end		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The site is 5.5km radius to Allestree Park		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is 850m radius to the closest point of Chaddesden Park		1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The closest Neighbourhood Park is Brunswood Close Recreation Ground in the region of 800m away		1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site centre is at 1.9km radius to Oakwood Leisure Centre		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making
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						Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)		R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The closest service is at 650m from the site centre on Locko Road at 3 per hour on service 'SFg'.	The development of the site may make it viable to extend the current bus service.	1a, 2, 3. 5. 12	
How accessible is the site to the main train station by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The total journey time would be 19 minutes, this does not include the time taken to reach the closest stop from the site or transfer time in the city centre.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3. 5. 12	
How accessible is the site to a cycle route?		R = > 800 m A = 400-800m G = 0-400m	It is an 800m radius from the site centre to the closest point of the cycle route network on West Road, it would be further by road		1a, 2, 3. 5. 12	
Is the site within, or in close proximity to an existing AQMA?		R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	1.3km from site centre to nearest AQMA		3	

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	5.6km from site centre to SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
Could allocation of the site have a potential adverse impact on a	R = Contains or is adjacent to an existing site	The site is adjacent to, and partly within, wildlife site E4(27)	Buffer zones/landscaping could mitigate adverse effects	13

	designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt	The openness of the area between Spondon and Chaddesden would be adversely affected		4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The site is adjacent to a Green Wedge and would close of its link to open countryside at its northern end		4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)	The site is generally in flood zone 1. There is a very narrow zone of FZ2 along the course of the stream on the northern boundary that wouldn't impinge on development.		1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Small area in the western area extending northwards and along the stream course on the northern edge of the area	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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Would allocation of the site result in the use of previously developed land?		<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	1.6km radius to the closest existing core business and employment area.		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less		11

		<p>than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			
	Would the allocation of the site assist in the regeneration of deprived areas?	<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9

Summary

Greenfield site. Poor access to hospital by public transport, Neighbourhood Park and indoor leisure and recreational facilities. Limited access to District Centre, GP, pharmacy, dentist and City and District parks. Good access to schools, the city centre and a large supermarket. There is poor access to a cycle route and only limited access to a high quality public transport route and the main train station. Allocation of the site would adversely affect the Green Belt and would close of the adjacent Green Wedge. The site is partly within but otherwise adjacent to a wildlife site. Other biodiversity/green infrastructure designations are not affected. Site is generally flood zone 1, there being a very narrow zone of 2 along the northern boundary where there is also, along with a small area at one end, an area identified as being at risk from surface water flooding. Townscape and the historic environment are not affected. There is limited access to existing core business and employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Rykneld Road	Size (ha):	33.30
SHLAA /ELR Ref:	DER/0001		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	The journey is 13 minutes by service 'HQ' from the Hollybrook Medical Centre. Some parts of the site could be up to 650m from the stop.	Development of the site may make it viable to extend the bus service into the area	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Heatherton Neighbourhood Centre is adjacent to the eastern half of the site		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	1.6km to Tesco at Mickleover		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m of the medical centre in Heatherton Neighbourhood Centre		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m of a pharmacy at Heatherton Neighbourhood Centre		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The northernmost point of the western area is within 1200 metres of a dentist in Mickleover. Most of the site is further than this distance.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The journey time on service '35' from Havenbault Lane to Constable Lane, the nearest fare stages, is 10 minutes. However, there would be the times taken to reach the bus stops from the site and the hospital, hence 'amber' score.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The nearest primary school is at a radius of 1250m from the 'centre point' of the site		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Potentially, there is a 650m walk from the furthest point on the site to the closest current bus stop on service 'HQ'.	If the site is developed it may become viable to extend the 'HQ' service into the new development	1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	The closest point of Markeaton Park from the junction of Rykneld Road and Burghley Way ('centre point of site') is just under 5000m. However this is a straight line and so would be further by road and from the furthest points of the site.		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is at a 3.5km radius from Sinfin Park, the nearest District Park.		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The eastern half of site is more than 400m from a Neighbourhood Park and part of the western area of the site is also more than 400m away	Funding may be available via a S106 agreement to improve the nearby Neighbourhood Park	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site centre is 4km radius from the Foresters Leisure Park		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	There are 3 per hour on the 'HQ' service		1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The journey time would be 17 minutes but this would not take into account transfer times in the city centre and the time taken to reach the bus service from the further parts of the sites.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	The closest cycle route is national route 66 which runs along Havenbault Lane/Havenbault Avenue	Cycle paths could be developed within the site and then linked in to the existing network	1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	2.9km to the nearest AQMA		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	6.9km to the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Area across the northern end of the western area	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
	Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The nearest existing core business and employment area is on Goodsmoor Road, in the region of 2.8km away.		11
	Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11

Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9

Summary

Greenfield site. Whilst there is good access to a number of services and facilities, access to a dentist, primary school by foot, District and Neighbourhood parks and indoor leisure and recreational facilities is poor. Access to hospital facilities by public transport and the nearest city park is limited. There is good access to a high quality public transport route, but limited access to the main train station and a cycle route. There would be no effect on biodiversity or green infrastructure. An area within the western half of the site is identified as being at risk from surface water flooding. Development of the site would contribute to waste water capacity constraints. There would be no effect on townscape or the historic environment. Poor access to existing core business and employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Sinfin Moor Employment
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Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	No public transport service to or adjacent to the site	Development of the site may make a public transport service viable.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Western edge of site is within 1200m of Sinfin District Centre but the majority of the site is more than 1200m away	New local centre within the development site would mitigate effect.	1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km			1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	N/A R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	N/A R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only			1a, 2, 5, 9, 12,
How accessible is the site to a dentist by foot?	N/A R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres)			1a, 2, 5, 9, 12,

			metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only		
	How accessible is the site to the nearest hospital facilities by public transport?	N/A	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only		1a, 2, 5, 9, 12,
	How accessible is the site to the nearest primary school by foot?	N/A	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest secondary school by public transport?	N/A	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only		1a, 2,, 5, 8, 12,
	How accessible is the site to the nearest City Park		A = > 5000 metres G = < 5000 metres	Site is within 5km of Elvaston Country Park. Outside City but seen as City Park serving the eastern side of the city.	1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest District Park by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Nearest District Park alongside site but no current link?	1a, 2, 3, 5, 9, 12
	How accessible is the site to the nearest Neighbourhood Park by foot?		R = > 400 metres A = 200-400 metres G = 0-200 metres		1a, 2, 3, 5, 9, 12
	How accessible is the site to indoor leisure and recreational facilities by foot?		R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
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How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)		Development of the site may make a public transport service viable.	1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)		Development of the site may make a public transport service viable.	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle route along Wilmore Road, adjacent to edge of site but approximately 700m from site centre		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA			3

Biodiversity & Green Infrastructure

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m			13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated site			
Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites	R = Contains or is adjacent to an existing site A = Contains or is adjacent to a	Moor Plantation is within the site and there are Wildlife Sites adjacent	Additional planting around Moor Plantation as part of a landscaping scheme could protect and improve the	13

	or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?	proposed site G = Does not contain and is not adjacent; or allocation is greenspace		existing site	
	Would allocation of the site result in the severance/partial severance of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?	R = Yes, it would result in severance of a designated wildlife corridor. A = It would result in partial severance of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?	R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?	R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?	R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?	R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The site is located between two Green Wedges.	Landscaping schemes on the periphery of the site would assist in reducing impacts on the Green Wedges	4, 7, 13

Flood Risk & Water

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps)		Layout and design of buildings and development as a whole, including	1B, 3,

		G = FZ1 (DCC Maps)		incorporation of SUDS could mitigate effects	
	Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding			1B, 3
	Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in	R = No, site is greenfield and not within or adjoining existing urban			5

the use of previously developed land?		<p>area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			
Has the site been identified as being potentially contaminated?		<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,

Economic Growth

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>			11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p> <p>G = No loss of employment space</p>			11
Would the allocation of the site result in the creation of new employment space?	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment</p>			11

			floorspace (i.e. more than 5000m²) N/A = site is for housing only			
	Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Large green field site. Would open up a major potential employment area. Within Flood Zone 3 but Layout and design of buildings and development as a whole, including incorporation of SUDS could mitigate effects. No public transport service to or adjacent to the site; development of the site may make a service viable. Green Wedges either side of the site and a wildlife site within it. Landscaping and other additional planting would assist in mitigating any effects

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	West of The Hollow, Mickleover	Size (ha):	6.37
SHLAA /ELR Ref:	DER/0099		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	<p>R = > 30 min public transport (> 5km – if urban extension)</p> <p>A = 15-30 min public transport (2.5 – 5km if urban extension)</p> <p>G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.</p>	The journey takes 22 minutes by service 35, but only 11 minutes by service HQ. However, the closest that service HQ comes to the site is Havenbalk Lane/Rykneld Road and so time is required to walk to stop	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	<p>R = > 15 min walk (1200 metres)</p> <p>A = 10-15 min walk (800-1200 metres)</p> <p>G = 0-10 min walk (0-800 metres) or site is a city centre site.</p>	The centre of the site is approximately 500m from Mickleover District Centre		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	<p>A = Yes</p> <p>G = No</p>			11, 12
How well related is the site to a large supermarket (2500sqm +)?	<p>R = > 5.6km</p> <p>A = 3km-5.6km</p> <p>G = <3 km</p>	570m to Tesco in Mickleover		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	<p>R = > 15 min walk (1200 metres)</p> <p>A = 10-15 min walk (800-1200 metres)</p> <p>G = 0-10 min walk (0-800 metres)</p> <p>N/A = site is for employment purposes only</p>	The site is equidistant from services in Heatherton and Mickleover, being between 800m and 1200m from both		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	<p>R = > 15 min walk (1200 metres)</p> <p>A = 10-15 min walk (800-1200 metres)</p> <p>G = 0-10 min walk (0-800 metres)</p> <p>N/A = site is for employment purposes only</p>	The site is within 800m of a pharmacy in Mickleover, but this is on the opposite side of the A516		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m of a dentist in Mickleover, on the opposite side of the A516		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	There is a journey time of 7 minutes between the closest stops to the site and the hospital but there would be the times taken to reach the stops at each end.		1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	340m to the nearest primary school – route would be along Havenbault Lane under the A516		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	The only route serving the site has journey time of 3 minutes to the stop closest to the school, but then there would be a 650m walk to the school.		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	4.2km radius to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The nearest District Park is Sinfin Park in the region of 4.25km away		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The site centre is between 200m and 400m from the nearest Neighbourhood Parks at Brierfield Way open Space, Mickleover and Havenbault Lane Recreation Ground, Littleover. The northern and southern extremities of the site are within 200m of these parks	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	Site centre is at 4.5km radius to Foresters Leisure Park		1a, 2, 3, 5, 9, 12

Sustainable Transport and Air Quality				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	The nearest service of 3 per hour (HQ) is at Havenbault Lane/Rykneid Road	The development of the site may make it viable to extend the current bus service.	1a, 2, 3. 5. 12
How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Journey times would be 26 minutes by service 35 and 15 minutes by service HQ. These do not include any transfer times in the city centre. To use the 'HQ' service would also require time to reach the nearest stop.	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3. 5. 12
How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	Cycle route along Havenbault Lane on eastern boundary of the site		1a, 2, 3. 5. 12
Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	2.5km from the site centre to the nearest AQMA		3
Biodiversity & Green Infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	7.6km from site centre to the SSSI		13
Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely to result in a significant effect on the integrity of a European Designated			

		site				
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
	Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severage of a designated wildlife corridor. A = It would result in partial severage of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge	The site would narrow the Green Wedge to approximately 1/3 of its current width.		4, 7, 13

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Small areas at northern end of the site	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues

Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Would allocation of the site result in the use of previously developed land?	R = No, site is greenfield and not within or adjoining existing urban area A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.	The site is greenfield and is separated from the urban area by major road corridors.		5
	Has the site been identified as being potentially contaminated?	R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health			3,
Economic Growth					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to the nearest existing Core Business and Employment Areas?	R = > 2km A = 1-2km G = <1km	The nearest existing core business and employment area is Kingsway Industrial Estate in the region of 3.3km away		11
	Would the allocation of the site result in a loss of employment space?	R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²) A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m² G = No loss of employment space			11

	Would the allocation of the site result in the creation of new employment space?	N/A	<p>A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m²</p> <p>G = Significant new employment floorspace (i.e. more than 5000m²)</p> <p>N/A = site is for housing only</p>			11
	Would the allocation of the site assist in the regeneration of deprived areas?		<p>A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010</p> <p>G = Site lies within the 30% most deprived SOA in the City.</p>			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
<p>Is the site within:</p> <p>(a) 30m of an underground electricity transmission cable; or</p> <p>(b) 100m of an electricity transmission overhead line; or</p> <p>(c) 150m of a high pressure gas pipeline?¹</p>	<p>R = The site scores 'high' on the relevant National Grid Risk table</p> <p>A = The site scores 'moderate' on the relevant National Grid Risk table</p> <p>G = The site scores 'Negligible' on the relevant National Grid Risk table</p> <p>(Note gas criteria is dependent on activity)</p>			9

Summary

Greenfield site separated from the urban area by main road corridors. Generally good access to facilities and services, but poor access to a District Park and indoor leisure and recreational facilities and limited access to the city centre by public transport, a GP and a Neighbourhood Park. There is poor access to a high quality public transport route, limited access to the main train station by public transport but good access to a cycle route. There is, generally, no effect on biodiversity and green infrastructure. The exception to this is the effect that allocation of the site would have on the Green Wedge, its width being reduced to approximately 1/3. The site is not in a flood zone, but there are small areas that have been identified as being at risk from surface water flooding. There is no effect on townscape or the historic environment. Poor access to existing core business and employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Woodlands Farm (Chellaston)	Size (ha):	2.99
SHLAA /ELR Ref:	DER/0022		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	There is a journey time of 35 minutes from Glenwood Road to The Spot by service 60.		1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	635m radius from site centre		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	Sainsbury's Osmaston Park Road is in the region of 4.5km from the site.		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m boundary crosses the site.		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The site is within 800m of a pharmacy in Chellaston District Centre		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?		<p>R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only</p>	The site is approximately 3.1km from a dentist in Allenton		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?		<p>R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only</p>	<p>Total journey time of 50 minutes, not taking into account time to reach the stop from the site and transfer time in the city centre.</p> <p>(The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)</p>	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?		<p>R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only</p>	780m radius from site centre to nearest primary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?		<p>R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only</p>	Less than 5 minutes		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park		<p>A = > 5000 metres G = < 5000 metres</p>	8.8km from the site centre to Markeaton Park. The site is 2.9km to Elvaston Country Park outside the City boundary.		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?		<p>R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)</p>	The site is approximately 3.3km from Sinfin Park.		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?		<p>R = > 400 metres A = 200-400 metres G = 0-200 metres</p>	The 200m boundary to the Pit Close Lane Recreation Ground crosses the site.	Whilst not necessarily being large enough on its own to justify a new Neighbourhood Park, funding may be available via a S106 Agreement to improve the nearby Neighbourhood Park.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by		<p>R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)</p>	Radius of 3.7km from the centre of the site to Moorways		1a, 2, 3, 5, 9, 12

	foot?		G = < 10 minute walk (0-800)			
Sustainable Transport and Air Quality						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)		R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	330m from the site centre		1a, 2, 3. 5. 12
	How accessible is the site to the main train station by public transport?		R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	The journey to the city centre (The Spot) takes 35 minutes and so to reach the train station would take in the region of 40 minutes.		1a, 2, 3. 5. 12
	How accessible is the site to a cycle route?		R = > 800 m A = 400-800m G = 0-400m	200m from the site centre to the closest point on the cycle route network		1a, 2, 3. 5. 12
	Is the site within, or in close proximity to an existing AQMA?		R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	2.5km from site centre to nearest AQMA		3
Biodiversity & Green Infrastructure						
Criteria		Performance		Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Could allocation of the site have a potential adverse impact on a SSSI?		R = <400m A = 400-800m G = >800m	1.7km from site centre to SSSI		13
	Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?		R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely			

			to result in a significant effect on the integrity of a European Designated site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace	The site is adjacent to wildlife site E4(17); scrubland etc. at former Brickworks.	Structural landscaping/buffer zone would mitigate any adverse effects.	13
	Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severage of a designated wildlife corridor. A = It would result in partial severage of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Flood Risk & Water				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)			1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding			1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	2.8 km radius to Wilmore Road		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p>			11

		G = No loss of employment space			
Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m² G = Significant new employment floorspace (i.e. more than 5000m²) N/A = site is for housing only			11
Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Greenfield site. Poor access to a number of services and facilities including access to the city centre by public transport, a dentist, hospital facilities by public transport, a District park and indoor leisure and recreational facilities. Access to a large supermarket, a GP, a City Park and a Neighbourhood Park is limited. Access to a high quality public transport route and a cycle route is good, but access to the main train station by public transport is poor. The site is adjacent to a wildlife site but otherwise there is no effect on biodiversity and green infrastructure. The site is not in a flood zone, nor is it identified as being at risk from surface water flooding. Townscape and the historic environment are not affected. The site has poor access to the nearest existing core business and employment areas.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>

Site Name:	Wragley Way, Sinfin	Size (ha):	19.04
SHLAA /ELR Ref:	DER/0104		

Accessibility to existing centres, services and social infrastructure				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to Derby City Centre by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) or site is a city centre site.	Two services cover the site with journey times of 31 minutes from Deepdale Lane(service 37) and 33 minutes from Wragley Way/Beaufort Road (service 38)	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3, 11, 12
How accessible is the site to the nearest District or Local Centre by foot? (If the site is a city centre site then state so in commentary)	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) or site is a city centre site.	Approximately one third of the site is within 800m of the District Centre, the rest being up to 1200m.		1a, 2, 3, 11, 12
Would the allocation of the site lead to the loss of existing community facilities?	A = Yes G = No			11, 12
How well related is the site to a large supermarket (2500sqm +)?	R = > 5.6km A = 3km-5.6km G = <3 km	730m to ASDA in Sinfin District Centre		1a, 2, 5, 9, 12,
How accessible is the site to a health centre or GP services by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m boundary for the distance to a health centre in Sinfin District Centre crosses the site		1a, 2, 5, 9, 12,
How accessible is the site to a pharmacy by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m boundary for the distance to a pharmacy in Sinfin District Centre crosses the site		1a, 2, 5, 9, 12,

How accessible is the site to a dentist by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	The 800m boundary for the distance to a dentist in Sinfin District Centre crosses the site		1a, 2, 5, 9, 12,
How accessible is the site to the nearest hospital facilities by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15 min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Total journey times would be 46 (service 37) or 48 minutes (Service 38), the services serving opposite ends of the site. These times do not include time taken to reach the bus stop or transfer time in the city centre. (The journey by the ‘Royal Derby’ service takes 10 minutes from the City centre to the Royal Derby Hospital up to 15:00 and after 17:30. At other times the journey takes 15 minutes between these times. The 15 minute journey is being used as a ‘worst case’)	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 5, 9, 12,
How accessible is the site to the nearest primary school by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200 metres) G = 0-10 min walk (0-800 metres) N/A = site is for employment purposes only	340m to nearest primary school		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest secondary school by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension) N/A = site is for employment purposes only	Up to 4 minutes		1a, 2,, 5, 8, 12,
How accessible is the site to the nearest City Park	A = > 5000 metres G = < 5000 metres	6.6km to Markeaton Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest District Park by foot?	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200) G = < 10 minute walk (0-800)	The site is within 800m of Sinfin Park		1a, 2, 3, 5, 9, 12
How accessible is the site to the nearest Neighbourhood Park by foot?	R = > 400 metres A = 200-400 metres G = 0-200 metres	The site centre is approximately 1.5km from the nearest Neighbourhood Park at Sinfin Recreation Ground	If the site was developed in conjunction with sites in South Derbyshire, the overall POS input could provide a larger area than might come forward from this site on its own.	1a, 2, 3, 5, 9, 12
How accessible is the site to indoor leisure and recreational facilities by	R = > 15 min walk (1200 metres) A = 10-15 min walk (800-1200)	The site centre is at 3.1km radius to the Foresters Leisure Park		1a, 2, 3, 5, 9, 12

foot?		G = < 10 minute walk (0-800)			
Sustainable Transport and Air Quality					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	How accessible is the site to an existing high quality public transport route? (at least 3 services per hour)	R = > 10 min walk (800 m) A = 5-10 min walk (400-800m) G = 0-5 min walk (0-400m)	Bus service runs along the northern boundary of the site		1a, 2, 3. 5. 12
	How accessible is the site to the main train station by public transport?	R = > 30 min public transport (> 5km – if urban extension) A = 15-30 min public transport (2.5 – 5km if urban extension) G = 0-15min public transport (less than 2.5km if urban extension)	Total journey time would be minimum of 35 minutes but this would not take account of transfer times in the city centre	The development of the site may make it viable to extend the current bus service. This may not reduce the journey time but could improve the service and make it more popular.	1a, 2, 3. 5. 12
	How accessible is the site to a cycle route?	R = > 800 m A = 400-800m G = 0-400m	A cycle route out of the City crosses the site, a route into the City is 500m from the site centre	Funding obtained via a S106 agreement could possibly be used to improve links to the cycle route network	1a, 2, 3. 5. 12
	Is the site within, or in close proximity to an existing AQMA?	R = Within or adjacent to an AQMA A = < 1 km of an AQMA G = > 1 km of an AQMA	3.1km from the site centre to the nearest AQMA		3
Biodiversity & Green Infrastructure					
Criteria		Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
	Could allocation of the site have a potential adverse impact on a SSSI?	R = <400m A = 400-800m G = >800m	3.8km from site centre to SSSI		13
	Will allocation of the site result in any likely significant effects on the integrity of a European designated site for nature conservation (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	R = Allocation of the site is likely to result in a significant effect on the integrity of a European Designated Site A = Allocation of the site has potential to result in a significant effect on the integrity of a European Designated Site G = Allocation of the site is unlikely			

			to result in a significant effect on the integrity of a European Designated site			
	Could allocation of the site have a potential adverse impact on a designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value as identified by the Derbyshire Wildlife Trust?		R = Contains or is adjacent to an existing site A = Contains or is adjacent to a proposed site G = Does not contain and is not adjacent; or allocation is greenspace			13
	Would allocation of the site result in the severage/partial severage of a designated Wildlife Corridor in the Adopted City of Derby Local Plan?		R = Yes, it would result in severage of a designated wildlife corridor. A = It would result in partial severage of a designated wildlife corridor G = No			13
	Would the allocation impact on allotment space?		R = Contains allotment space G = Does not contain allotment space			9, 13
	Would the allocation of the site lead to the loss of designated or proposed public open space (as identified in the Adopted City of Derby Local Plan)?		R = Yes A = Yes but it has been demonstrated this land is no longer needed for public open space purposes G = No			12, 13
	Would the allocation of the site lead to loss of land within the Green Belt?		R = Within or adjacent to the Green Belt and development would cause harm to the objectives of the Green Belt designation A = Within or adjacent to the Green Belt but development would not cause harm to the objectives of the Green Belt designation G = Not within or adjacent to the Green Belt			4, 7, 13
	Would allocation of the site lead to loss of any land within a Green Wedge?		R = Within or adjacent to Green Wedge and would cause harm to the objectives of GW designation A = Within or adjacent to Green Wedge but would not cause harm to the objectives of GW designation G = Not within or adjacent to Green Wedge			4, 7, 13

Flood Risk & Water				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within an identified flood zone?	R = FZ3A OR 3B (DCC Maps) A = FZ2 (DCC Maps) G = FZ1 (DCC Maps)	There is some flood zone 2 but it does not cover the whole of the site	Layout and design of development could reduce risk e.g. by using SUDs and locating POS in flood zone area	1B, 3,
Is the site within an area identified as being at risk from surface water flooding?	R= Site is at risk of surface water flooding G= site is not at risk of surface water flooding	Site has areas at risk but they are relatively small	Layout and design of development could reduce risk	1B, 3
Would development of the site contribute to waste water capacity constraints?	A = Site is located to the south or west of the River G = Site is not located to the south or west of River?			1B, 3,

Landscape, townscape and the historic environment

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within, adjacent to or in close proximity to a Scheduled Ancient Monument (SAM)?	A = Yes G = No			10,
Is the site adjacent to or in close proximity to a Listed or Locally Listed Building(s) or the setting of a Listed Building? Does the site have a Listed or Locally Listed Building(s) or the setting of a Listed Building within it?	A = Yes G = No			10
Is the site within, adjacent to or in close proximity to a registered Historic Park / Garden?	A = Yes G = No			10, 13
Is the site within, adjacent to or in close proximity to a Conservation Area?	A = Yes G = No			10
Is the site within the World Heritage Site (WHS) or the WHS Buffer Zone?	A = Yes G = No			10, 11
Does the site lie within an Archaeological Alert Area?	A = Yes G = No			10, 13

Land Resource Issues				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Would allocation of the site result in the use of previously developed land?	<p>R = No, site is greenfield and not within or adjoining existing urban area</p> <p>A = Greenfield site within, or adjoining existing urban area / brownfield site not adjacent or in close proximity to existing urban area</p> <p>G = Yes, site is on land which is fully or partially brownfield and which is adjacent or in close proximity to the existing urban area.</p>			5
Has the site been identified as being potentially contaminated?	<p>R= The whole site has been identified as being potentially contaminated by DCC Environmental Health and is of a high risk ranking</p> <p>A = Part of the site has been identified as being potentially contaminated by DCC Environmental Health and/or the site has a lower risk ranking</p> <p>G = The site does not include land identified as being potentially contaminated by Derby City Council's Environmental Health</p>			3,
Economic Growth				
Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
How accessible is the site to the nearest existing Core Business and Employment Areas?	<p>R = > 2km</p> <p>A = 1-2km</p> <p>G = <1km</p>	The nearest existing core business and employment area is Goodsmoor Road/Sinfin Lane 1.6km radius distant		11
Would the allocation of the site result in a loss of employment space?	<p>R = Allocation will lead to significant loss of on-site employment (i.e. more than 5000m²)</p> <p>A = Allocation will lead to the loss of some on-site employment, but this will be less than 5000m²</p>			11

		G = No loss of employment space			
Would the allocation of the site result in the creation of new employment space?	N/A	A = Some new employment floorspace as part of a mixed use development, but this would be less than 5000m² G = Significant new employment floorspace (i.e. more than 5000m²) N/A = site is for housing only			11
Would the allocation of the site assist in the regeneration of deprived areas?		A = Site does not lie within the 30% most deprived Super Output Areas within City according to IMD 2010 G = Site lies within the 30% most deprived SOA in the City.			11

Physical Infrastructure & Utilities

Criteria	Performance	Comments	Mitigation & Enhancement	Relevant SA Objectives & Decision Making Criteria
Is the site within: (a) 30m of an underground electricity transmission cable; or (b) 100m of an electricity transmission overhead line; or (c) 150m of a high pressure gas pipeline? ¹		R = The site scores 'high' on the relevant National Grid Risk table A = The site scores 'moderate' on the relevant National Grid Risk table G = The site scores 'Negligible' on the relevant National Grid Risk table (Note gas criteria is dependent on activity)		9

Summary

Greenfield site. The site has poor access by public transport to the city centre and hospital facilities: access to the nearest District Centre, GP, pharmacy and dentist by foot and a city park is limited. Access to a high quality public transport route and a cycle route is good whereas access to the main train station by public transport is poor. There would be no effect on biodiversity or green infrastructure. Part of the site is in flood zone 2 and there are some small areas identified as being at risk of surface water flooding. There are no effects on townscape or the historic environment. Access to the nearest existing core business and employment areas is limited.

¹ See National Grid Risk Table for more information <http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/risktable.htm>